



- ☐ Photograph of the 24 Home Ranch log cabins, about 1900.
- ☐ Grandfather Henry Barrett and Grandmother Maud Ruth Sherwood, married in Nov 1900, started their married life together here.
- ☐ She wrote at the bottom of this photo “My first [married] home, 24 Ranch”.
- ☐ I will give you an introduction to land records.
  - ❖ What they are
  - ❖ Where to find them
  - ❖ And how to use them
- ☐ I will then show you some examples from my own research
- ☐ I have a few original land documents on the exhibits table
- ☐ Let me confess right now that I am not a land records expert
- ☐ I am still learning
- ☐ But I will share with you what I have learned
- ☐ I have noted the internet links for several articles that I found useful.
- ☐ **Note about handouts: the 4 handouts mentioned cannot be uploaded to our FHC website due to copyright restrictions. Those attending in person have these handouts. However, those attending via Zoom who wish to have these handouts can email me at [whbarre@gmail.com](mailto:whbarre@gmail.com) and I will forward them to you. OR you can click on the Internet links on Slides 3, 15, and 18 to view, read, and/or download these 4 and any of the other articles referenced in this presentation.**

## The Value of Land

- ❑ The quote from the novel “Texas” by James A. Mitchener, below on the notes page, seems to me to be a very appropriate and brief explanation of the ultimate value of land.
- ❑ Land is more than dirt.
  - ❖ It is financial and emotional security if you can prove the land is yours.
  - ❖ Thus, we need deeds, land grants, plats, bounty warrants, and documents of other kinds to secure our claim to the land; in our hands and in the county courthouse.
- ❑ Land is more than law.
  - ❖ It is an emotional connection to ancestors, decedents, and to the society at large.
  - ❖ It is no wonder that the land starved citizens of the United States and many foreign countries yearned for a piece of land for themselves and their children.
- ❑ Because land records are so much about family and contain so much family information, they can be very valuable for family history research.
- ❑ So, this class is about what info is available, where to find it, and how to use it.

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- ❑ “Texas”, a novel by James A. Mitchener (1985), page 211. This fictional family was among the American settlers going to Stephen Austin’s land in Texas in the 1820s.
- ❑ “... Yancey, [14 years old] unaware of the insecurities which could gnaw at families in the wilderness, could not appreciate the joy with which the couples greeted the priest: ‘Why are they so excited about getting a piece of paper?’ His mother tried to explain that not only was legal possession of land involved but also a secure place within society, but he asked: ‘They have their cabins. They have their guns. What more do they need? And his mother explained: ‘No man or women is ever safe until they have their land. So, they can pass it on to their children.’ He said: ‘But with all this empty land, anybody can have anything.’ and she warned: ‘You can have it for a while, as long as it’s still empty. But when people start pressin’ in, the sheriff comes around some day and asks: ‘Where’s your paper ... provin’ that this land is yours?’ and on that day, if you don’t have the paper, other men can move in and take your land away.’ She said this solemnly and added: ‘That’s what happened to your father in Tennessee. He had made the land his, done everything, but he had no papers, so they took it away.’
- ❑ Demanding that her son sit down and pay full attention, she said: ‘It’s the duty of a man to find his land, take possession, and protect it. Because without land, a man ain’t nothin’. And from such admonitions young Yancy began to erect the emotional framework which would structure his life: Get land, like Mom says. Be a good fellow, like Pop.”

## How to Find and Use Land Records for Genealogy

- ☐ Land records are some of the most underutilized, yet most useful, records available in genealogy.
- ☐ Often, they are the only records which state a direct relationship between family members.
- ☐ They can also be used to prove relationships indirectly by studying the land laws in force at the time.
- ☐ Sometimes they can even be used to locate an ancestor's farm or original house, so that we can walk today where our family walked long ago.
- ☐ This class will show how to find land records and how they can help you scale seemingly impossible brick walls in your genealogy research.



<https://lisalouisecooke.com/2019/10/04/using-land-records-genealogy/>

3

Handout 1

- ☐ I am using this article to introduce the subject of land records for genealogical research.
- ☐ Handout 1
- ☐ I will describe the details of the two different ways land is surveyed and platted and how to find records at the county, other government levels, and online.
- ☐ In 2018, I used land records and Google Maps to find my great-grandfather's farm in Randolph County, Alabama.
- ☐ I have walked where my family walked.
- ☐ There is something almost spiritual about the feelings I had with these experiences.
- ☐ I have been able to find a large amount of land record information online from my grandfather's property records in Apache County, Arizona.
- ☐ I was fortunate that I inherited many, but not all, of the documents about my grandfather's property.
- ☐ Those documents and the family story got me going.
- ☐ I may need to do some research in the Apache County courthouse, but I am finding the old Deed Books online on the FamilySearch "Catalog" search option.
- ☐ I still need to research property records for my mother's family in several locations.

# History of Land Records

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- ☐ **Most immigrants came from countries where universal land ownership was rare.**
- ☐ **Even if possible, it was often too expensive and thus out of reach for most people.**
- ☐ **As a result, the lure of vast expanses of relatively cheap and plentiful land has proved irresistible to millions of immigrants over the past 400 years.**
- ☐ **There are vast amounts of land records created throughout those years to document ownership of all that real estate.**
- ☐ **Even in the face of catastrophic record loss in some locations, land records are generally plentiful.**
- ☐ **They usually exist from the date of formation of colonial, state, and county governments.**
- ☐ **The search for new land is one of the main themes of American history.**
- ☐ **Land records are an important part of researching that history.**

## Information Contained in Land Records

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- ☐ Land records often are the only records in which you will find your ancestors mentioned in some areas.
- ☐ Land records often state relationships or provide other, indirect, evidence of family relationships.
- ☐ Governments kept land records before vital records because of tax income
- ☐ Lenders wanted security so mortgages often contained family relationships
- ☐ This makes land records an invaluable resource for genealogists.
- ☐ May solve genealogical mysteries using land records by understanding:
  - ❖ What kinds of land records exist,
  - ❖ Where to find them, and
  - ❖ How to use them

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- ☐ Due to the paramount importance of land ownership in the United States, land records often are the only records in which you will find your ancestors mentioned in some areas, particularly in colonial times.
- ☐ We know that governments are very interested in controlling the sources of their income.
- ☐ For that reason, land records exist from before the time that birth, marriage, and death were routinely kept by governments.
- ☐ Land records are closely connected to inheritance and tax records.
- ☐ Also, lenders wanted to have all the documentation and recording of mortgages for land purchases.

## 5 Types of Land Records and How to Use Them

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- ☐ **Land Deeds**
- ☐ **Land Grants and Patents**
- ☐ **Mortgages**
- ☐ **Property Tax Records**
- ☐ **Probate Records**

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- ☐ Deeds, land grants, homestead patents, military bounty land records, and mortgages are the more obvious records relating to land.
- ☐ Not as obvious are records closely associated to land such as property tax records and probate records.
- ☐ I will not talk much about tax and probate records, but they can also be valuable for family history.
- ☐ Maybe these can be the subject of another class next year.

# 1. Land Deeds

- ☐ **The deed is the most essential land record.**
- ☐ **Deeds document the transfer or sale of title, or ownership, of a piece of land or other property from one party to another.**
- ☐ **As well as land, or “real” property, deeds can mention moveable or “chattel” property, such as household goods.**
- ☐ **They can contain explicit, direct statements of relationship between family members, but also other heirs.**
- ☐ **In the early years of a settlement, deeds books also often contained other types of transactions such as wills.**
- ☐ **These are often records for which no other copies survive.**
- ☐ **Thus, surviving deed books should always be checked for ancestors and their family members in every jurisdiction in which you do genealogy research.**

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- ☐ Deeds usually concern land, or “real” property, but they also often mention moveable or “chattel” property, such as household goods.
- ☐ They sometimes, but not always, contain explicit, direct statements of relationship between family members.
- ☐ Sometimes this can be a parent-child relationship, but deeds can also include a list of people who are children or heirs of the deceased landowner as well as other heirs and friends, associates, and neighbors (FAN) as witnesses to the legal proceedings.
- ☐ Sometimes the language in deeds involving heirs makes it clear that the heirs are children, sometimes not, so do not assume that all heirs are children.
- ☐ In the early years of a settlement, and sometimes later, deeds books also often contained other types of transactions such as wills.
- ☐ These are often records for which no other copies survive.
- ☐ Thus, surviving deed books should always be checked for ancestors and their family members in every jurisdiction in which you do genealogy research.



## Land Deeds con't

- ☐ **Check published abstracts of deeds as witnesses to deeds were not included in most indexes to the original deed books.**
- ☐ **Witnessing a deed was one of many ways relatives assisted one another.**
- ☐ **If one of your ancestors was a witness for someone else, they had a relationship, which might lead to the discovery of unknown ancestors or FANs.**
- ☐ **Not all states required the recording of deeds or not in a timely fashion.**
- ☐ **Check the indexes for deeds and other transactions many years after the person in question died or left the area.**
- ☐ **In the case of colonies and states with massive record loss, such as Virginia, land records recorded on the state level are often the only records that survive for some counties, and thus are critical for success in navigating such “burned” counties.**

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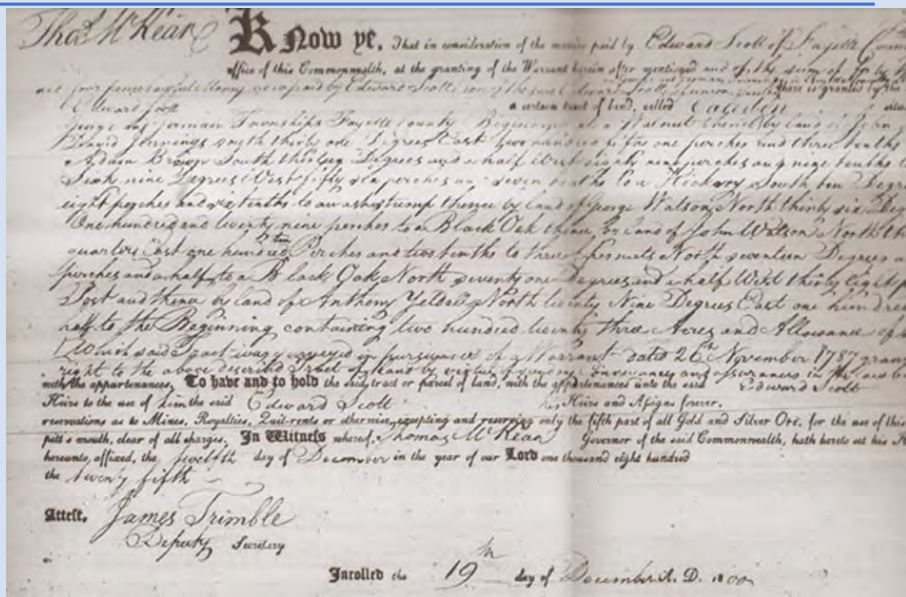
- ☐ Check published abstracts of deeds if they exist, as witnesses to deeds were not included in most indexes to the original deed books.
- ☐ Witnessing a deed was one of many ways relatives assisted one another, and thus the presence of one of your ancestors as a witness for someone else suggests they had a relationship, which might lead to the discovery of previously unknown ancestors, friends, associates, and neighbors (FAN).
- ☐ Keep in mind that not all states required the recording of deeds throughout their history or did not require them to be recorded in a timely fashion.
- ☐ Therefore, always remember to check the indexes for deeds and other transactions many years after the person in question died or left the area.
- ☐ In New Jersey, deeds only began to be recorded in the various counties around 1785.
- ☐ Therefore, New Jersey real property research must be done at both the county and state or colonial level.
- ☐ In the case of colonies and states with massive record loss, such as Virginia, land records recorded on the state level are often the only records that survive for some counties, and thus are critical for success in navigating such “burned” counties.



## 2. Land Grants and Patents

- ❑ Land grants and patents issued by the various colonial, state and federal governments are also an important resource.

- ❑ Some states had land lotteries to lure settlers to newly available land.



- ❑ In many states, such as Pennsylvania and North Carolina, the original applications, warrants, surveys, and patents or grants still exist and can be searched at the state archives or online.
- ❑ While these documents do not often state relationships, they sometimes do.
- ❑ Example (quote from document): “That was the case with one of my ancestors whose father had applied for a land patent in Pennsylvania in 1787.
  - ❖ He died before the patent was issued in 1800, and thus it was granted to his son by the same name.
  - ❖ However, the land patent spelled out that the original applicant had died and his son was the person who received the patent.”
- ❑ Land patents and grants, as well as deeds in general, can also document the dates in which an ancestor resided or at least owned land in a location.
- ❑ This can assist the researcher in establishing timelines for ancestors.
- ❑ It can also help when it comes to differentiating between two or more individuals residing in an area with the same name.

### 3. Mortgages

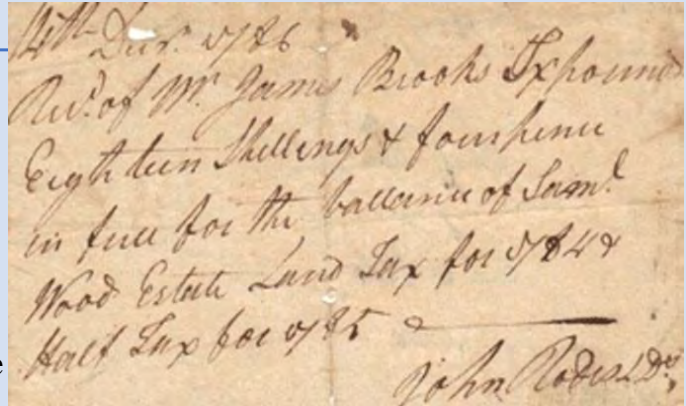
- ☐ **Mortgages might prove essential in solving genealogy puzzles.**
- ☐ **In some states like New Jersey, mortgages were recorded locally earlier than deeds and sometimes survive from earlier years than do deeds.**
- ☐ **A mortgage is a promise by a borrower to repay a loan (real estate as collateral), in effect deeding title to the real estate to the creditor if the loan is not repaid.**
- ☐ **A trust deed performs the same function with the exception that a third-party trustee takes title if the loan is not paid back in full.**
- ☐ **Sometimes early mortgages and trust deeds were recorded in the same books as deeds, so keep an eye out for them.**
- ☐ **Old mortgages and trust deeds are some of the most underused land records in existence, yet they can sometimes be the key that unlocks the door to that next ancestor.**

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- ☐ In some states like New Jersey, mortgages were recorded locally earlier than deeds and sometimes survive for earlier years than do deeds.
- ☐ A mortgage is a promise by a borrower to repay a loan using real estate as collateral—in effect deeding title to the real estate to the creditor if the loan is not repaid.
- ☐ A similar instrument called a deed of trust, or trust deed, performs the same function with the exception that a third-party trustee takes title if the loan is not paid back in full.
- ☐ In the early years, mortgages and trust deeds were usually contracted with private individuals, but as the banking industry grew in the United States over the course of the nineteenth century, they began to be taken out with banks instead of private persons.
- ☐ The two parties involved in a mortgage are the “mortgagor” the borrower, and the “mortgagee”, the creditor.
- ☐ Indexes can often be found for mortgages using those terms.
- ☐ However, sometimes early mortgages and trust deeds were recorded in the same books as deeds, so keep an eye out for them.
- ☐ Old mortgages and trust deeds are some of the most underused land records in existence.
- ☐ Yet they can sometimes be the key that unlocks the door to that next ancestor.

## 4. Tax Records

- ☐ Land tax records could solve a mystery in your family tree.
- ☐ Everyone who owned land had to pay taxes on it.
- ☐ Sometimes, land tax books include notations about one person inheriting land from another.
- ☐ More commonly, the change in owner's name from one year to the next can indicate inheritance of the land.
- ☐ The absence of a deed or will showing the transfer might be explained by checking the land tax books.



"14th Dec. 1786 Received of Mr. James Brooks Six pounds, Eighteen Shillings and four pence in full for the balance of Samuel Wood Estate Land Tax for 1784 & Half tax for 85." John Rodes L. Ds.  
Image from MyHeritage.

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- ☐ If a landowner failed to pay their property taxes, the county government can sell the land for the taxes owed.
- ☐ A tax deed would be given the new owner who paid the back taxes and fees.
- ☐ I have any example to show you later.

## 5. Probate Records

- ☐ **Inheritance and real estate laws of the time might allow you to decide parentage even without a will or deed stating the suspected relationship.**
- ☐ **The legal concept of primogeniture, or inheritance of land by the first-born son, was in force in many parts of the Thirteen Colonies until soon after independence, especially in the southern and middle colonies.**
- ☐ **Thus, when a landowner died, his first-born son would often inherit all or most of his land if he died intestate, or without a will.**
- ☐ **The emergence of one man as the owner of a given piece of land in place of the previous owner, either as the seller, or “grantor,” in a deed or in the land tax records, could indicate that the previous owner died, and the land was inherited by his first-born son.**
- ☐ **There might not be any record of this transfer, so knowing the “law of the land” can prove to be instrumental in solving the mystery.**

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- ☐ In these and many other ways, land records can be used to find direct and indirect evidence of family and other types of relationships, often when no other record does or even survives.
- ☐ It is for this reason that land records research must be part of any reasonably exhaustive genealogical investigation.
- ☐ I will show you an example later

# Where to Find Land Records

- ☐ We don't always live where our ancestors owned land.
- ☐ How can we access these records if we don't have the time or budget to travel to the areas in question?
- ☐ The internet has made researching land records much easier, but still time consuming.
- ☐ Land records held at the state level for "state land" states are usually indexed.
- ☐ They can often be accessed digitally at the website for the state archives, commercial genealogy sites such as [Ancestry.com](https://ancestry.com), FamilySearch, or can be ordered from the archive.
- ☐ In Public Land States, grants from the federal government to the first recorded owner of that land can be found at the Government Land Office (GLO) website.  
<https://glorerecords.blm.gov/default.aspx>



Smyth County, VA  
courthouse records (Image  
credit: Margaret Linford.)

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- ☐ Land records also are useful in establishing biographical timelines for ancestors, and to learn more about their lives.
- ☐ They can sometimes be used to identify the location of ancestor's farms and sometimes even their original homes, so that today's genealogists can often literally walk in the footsteps of their ancestors.
- ☐ Where are those records now?
- ☐ It used to be that if you wanted to do genealogy the right way, one of your first stops had to be at the courthouse in the county where your ancestors lived.
- ☐ This is still a good practice, as many treasures held within the walls of the hundreds of courthouses scattered across this land are not microfilmed, digitized, or abstracted, and likely never will be.
- ☐ The Recorder of Deeds and the County Clerk are therefore often the genealogist's best friends.
- ☐ Planning a trip to the courthouse or archive where land records are held is still a good idea.
- ☐ State Land states are the original thirteen colonies and the states formed from them such as Maine, Kentucky, and West Virginia. Texas and Hawaii are also State Land states but are unique in other ways.
- ☐ Public, or Federal, Land States are all the other states.
- ☐ You can download copies of the patents and other useful information from the GLO website.
- ☐ I have examples later

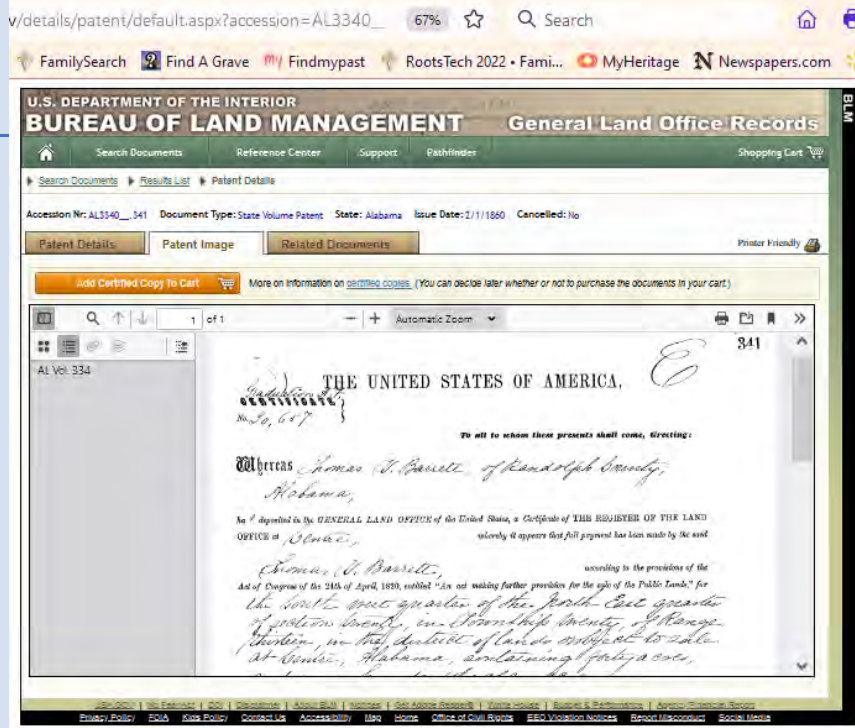


# Land Patents

- ☐ Learn more about [land records at the National Archives here.](https://www.archives.gov/land-patents)
- ☐ The Homestead Act of 1862 was not the first Federal Land grant legislation.
- ☐ There were also Military Bounty Land Warrants and land lotteries
- ☐ The applications for these programs show more family information than the legal document

[https://glorerecords.blm.gov/details/patent/default.aspx?accession=AL3340\\_341&docClass=STA&sid=tvgnlobc.nqv#patentDetailsTabIndex=1](https://glorerecords.blm.gov/details/patent/default.aspx?accession=AL3340_341&docClass=STA&sid=tvgnlobc.nqv#patentDetailsTabIndex=1)

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- ☐ This is one of my great-grandfather's land patents in Randolph County, Alabama
- ☐ Other types of records associated with federal land, include:
  - ❖ applications for public domain land grants,
  - ❖ Homestead Act applications,
  - ❖ Freedman's Bureau land records,
  - ❖ and bounty land warrants
- ☐ These are all held at the National Archives in Washington, D.C.
  - ❖ Many of these records also state relationships and add detail about the lives of ancestors.
  - ❖ However, most of these records have never been digitized and must be searched in person or requested via the National Archives' online order service.
- ☐ Land records at the county or town level are still held at the local county courthouse or archive
- ☐ Many jurisdictions have digitized their land records and made them available online, in many cases for free.
  - ❖ This can sometimes include the entire run of a county's land records, back to the formation of the county.
  - ❖ County clerks and recorders will also sometimes do research via correspondence, though most are unable to do so due to time constraints.
- ☐ The full page of these 2 patents are shown at the end of this handout.
- ☐ I have an original Homestead patent on the exhibits table.

## Land Records at FamilySearch

- ☐ FamilySearch has undertaken a massive digitization project for land records.
- ☐ Millions of land records from across the United States are available - free
- ☐ Almost completely unindexed; so not searchable using the “Records” search page.
- ☐ Instead, use the “Catalog” search page.
- ☐ Learn how to search unindexed records at FamilySearch: [\*Browse-Only Databases at FamilySearch are Easy to Use.\*](#) (Handout 2)
- ☐ The digitized microfilms usually have indexes in separate volumes or at the beginnings or ends of the digitized deed books.
- ☐ Most of the digitized land records made available by FamilySearch date from 1900 or before, so a trip to the courthouse might still be warranted for most twentieth-century deeds and more recent land records research.

[https://www.familysearch.org/en/wiki/U.S.\\_Land\\_Records\\_Class\\_Handout](https://www.familysearch.org/en/wiki/U.S._Land_Records_Class_Handout)

- ☐ Most importantly in the field of land records research from a genealogical perspective is the massive digitization project undertaken by FamilySearch.
- ☐ Millions of U.S. land records and even some from other countries, are available at their website free of charge—and viewable either from the comfort of your own home or at a Family History Center or the Family History Library itself, depending on the license agreement FamilySearch has with the original repository.
- ☐ This vast trove of land records is almost completely unindexed by FamilySearch and will thus not appear in results using their “Records” search page.
- ☐ They must instead be searched in the “Catalog” search page.
- ☐ Learn how to search unindexed records at FamilySearch by reading our article: [\*Browse-Only Databases at FamilySearch are Easy to Use.\*](#) (Handout 2)
- ☐ The digitized microfilms themselves usually have indexes, either in separate volumes or at the beginnings or ends of the digitized individual deed books.
- ☐ Most of the digitized land records made available by FamilySearch date from 1900 or before, so a trip to the courthouse might still be warranted for most twentieth-century deeds and more recent land records research.
- ☐ I have found digital deed books and indexes from Apache County, Arizona in the FamilySearch “Catalog” search option from 1879, when the county was organized, until the early 1920s, which I will show you later.



## Land Records at FamilySearch con't

- ☐ If all else fails, don't forget to ask the recorder or clerk for help if you have a limited research goal, such as one deed copy—you just might be surprised how eager and willing they are to help.
- ☐ If the land records you need are unavailable online or are held in a remote location, consider hiring a professional genealogist to go to the courthouse for you.
- ☐ Land ownership was more widespread in the Thirteen Colonies and the United States than most any other nation on earth.
- ☐ There's a good chance that some of your ancestors were landowners.
- ☐ Land records are critical for success in genealogy and should be thoroughly examined whenever possible.

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- ☐ If all else fails, don't forget to ask the recorder or clerk for help if you have a limited research goal, such as one deed copy—you just might be surprised how eager and willing they are to help.
- ☐ If the land records you need are unavailable online or are held in a remote location, consider hiring a professional genealogist to go to the courthouse in person on your behalf.!
- ☐ Land ownership was more widespread in the Thirteen Colonies and the United States than most any other nation on earth.
- ☐ So, the good news is that some of your ancestors were landowners.
- ☐ However you access them, land records are critical for success in genealogy and should be thoroughly examined whenever possible.

## Technical Details

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- ☐ **State Land States versus Public Land States**
- ☐ **Metes and Bounds Surveys**
- ☐ **Rectangular Surveys**
- ☐ **Homestead Land Patents**
- ☐ **Military Bounty Land Warrants**

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- ☐ There are certain technical details that are critical for you to know in order to understand and use land records effectively.
- ☐ The next several slides cover these details.

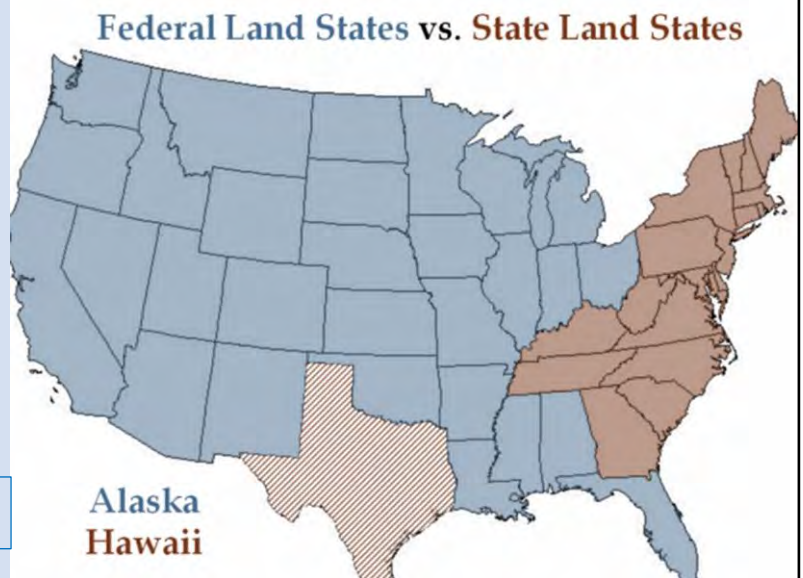
# State Land States vs Public Land States

- ❑ **State Land States:** Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, Connecticut, New York, New Jersey, Maryland, Delaware, Virginia, West Virginia, Kentucky, Tennessee, North Carolina, South Carolina, Georgia, Hawaii, Texas

- ❑ **Federal or Public Land States:** the 30 other states

<https://familylocket.com/back-to-school-those-valuable-homestead-records/>

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## History

- ❑ Land was distributed either by the colony/state or by the federal government, thus the terms “State Land State” or “Federal (Public) Land State.”
- ❑ The FamilySearch Wiki article “[United States Land and Property](#)” (Handout 3) features this map that shows which category each state falls under.
- ❑ The 20 state land states are all the states on the Atlantic seaboard (minus Florida) plus Hawaii, Kentucky, Tennessee, Texas, and West Virginia.
- ❑ The land in these states was primarily settled by the time of the Revolutionary War or distributed by the state.
- ❑ The 30 federal land states include all the rest.
- ❑ Texas and Hawaii have unique systems of land records.
- ❑ Texas kept the Spanish and Mexican metes and bounds survey system and leagues and labors land divisions.
  - ❖ League = 4425 acres
  - ❖ labor = 177.1 acres
  - ❖ See [https://en.wikipedia.org/wiki/Texas\\_land\\_survey\\_system](https://en.wikipedia.org/wiki/Texas_land_survey_system) for more information

## Metes and Bounds Surveys

- ❑ **Prior to the Revolutionary War**, land was surveyed using the “metes and bounds” system to define boundaries.
- ❑ **States which used this form of surveying** were the thirteen original colonies, the states derived from them, plus Hawaii, Texas and parts of Ohio.
- ❑ **“Metes“:** the direction and distance of a line, which forms the boundary of the property.
- ❑ **To find the direction**, a compass was used indicating north, south, east, west and as the degree of direction between 0 and 90 degrees
- ❑ **“Bounds“:** the naming of physical features in defining the boundaries of the land.
- ❑ **Therefore, when land is surveyed in this manner**, the results can be quite interesting.
- ❑ **Common terms might be the name of a tree, creek, owners of land bordering the property, and even piles of rocks.**

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[https://www.familysearch.org/en/wiki/Metes\\_and\\_Bounds](https://www.familysearch.org/en/wiki/Metes_and_Bounds)

- ❑ **Introduction:** Prior to the Revolutionary War, when land was surveyed, the “metes and bounds” system was used to define boundaries.
  - ❖ The system is still in existence today for land which was acquired before the present system of surveying land was adopted.
  - ❖ States which used this form of surveying were the thirteen original colonies (Connecticut, Delaware, Georgia, Maryland, Massachusetts, New Hampshire, New Jersey, New York, North Carolina, South Carolina, Pennsylvania, Rhode Island, Virginia) as well as the state land states Hawaii, Kentucky, Maine, Texas, Tennessee, Vermont, West Virginia and parts of Ohio.
- ❑ **Metes:** the direction and distance of a line forming the boundary of the property.
  - ❖ To find the direction, a compass was used indicating north, south, east, west as well as the degree of direction between 0 and 90 degrees.
  - ❖ Various forms of measurement were used to determine distance.
    - link: 7.92 inches
    - perch/pole: 16.5 feet or 1/4 chain or 25 links or 198 inches
    - rod: 16.5 feet (320 rods = 1 mile)
    - chain: 66 feet = 4 rods = 100 links
    - furlong: 664 feet
- ❑ **Bounds:** refers to the naming of physical features to define the boundaries of the land.
  - ❖ Therefore, when land is surveyed in this manner, the results can be quite interesting.
  - ❖ Common terms might be the name of a tree, creek, owners of land bordering the property and even piles of rocks.

# Metes and Bounds Example

1 rod = 16.5 feet

320 rods = 1 mile

[http://www.surveyhistory.org/metes  
& bounds vs public  
lands.htm](http://www.surveyhistory.org/metes&boundsvspubliclands.htm)

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## ❑ Example:

- ❖ In a metes and bounds land description, there is a **starting point** which is always at a corner.
- ❖ This is followed by **directions and measurement** which may be written in a variety of ways, indicating a line leading to the next corner.
- ❖ The corners will generally be a **physical feature**. Often the **property owners** will be mentioned who bound the land being described.

❑ **Land Description:** "Beginning at a stone on the Bank of Doe River, at a point where the highway from A. to B. crosses said river (see point marked C. on Diagram 1); thence 40 degrees North of West 100 rods to a large stump; then 10 degrees North of West 90 rods; thence 15 degrees West of North 80 rods to an oak tree (see Witness Tree on Diagram 1); then due East 150 rods to the highway; thence following the course of the highway 50 rods due North; then 5 degrees North of East 90 rods; thence 45 degrees of South 60 rods; thence 10 degrees North of East 200 rods to the Doe River; thence following the course of the river Southwesterly to the place of beginning."

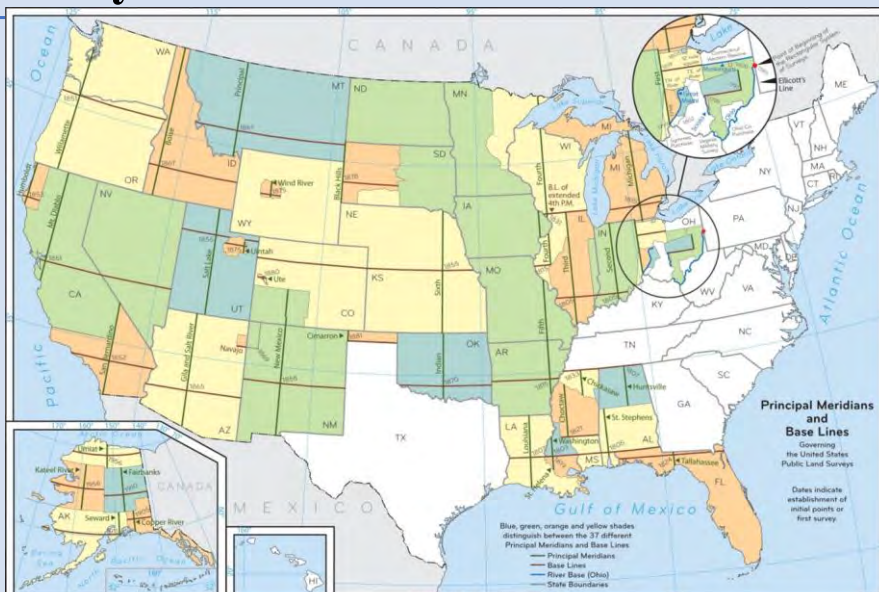
## ❑ Measurements:

- ❖ link: 7.92 inches
- ❖ perch/pole: 16.5 feet or 1/4 chain or 25 links or 198 inches
- ❖ rod: 16.5 feet (320 rods = 1 mile)
- ❖ chain: 66 feet = 4 rods = 100 links
- ❖ furlong: 664 feet

# Rectangular Surveys

[https://www.familysearch.org/en/wiki/Rectangular\\_Surveys](https://www.familysearch.org/en/wiki/Rectangular_Surveys)

- ❑ Principal Meridians and Base Lines
- ❑ Adopted by Congress in 1785
- ❑ In use ever since
- ❑ Called "Rectangular Survey"
- ❑ All distances and bearings measured from two lines at right angles
- ❑ Principal Meridians run North-South
- ❑ Base Lines run East-West
- ❑ Foundation for surveys within territory they control



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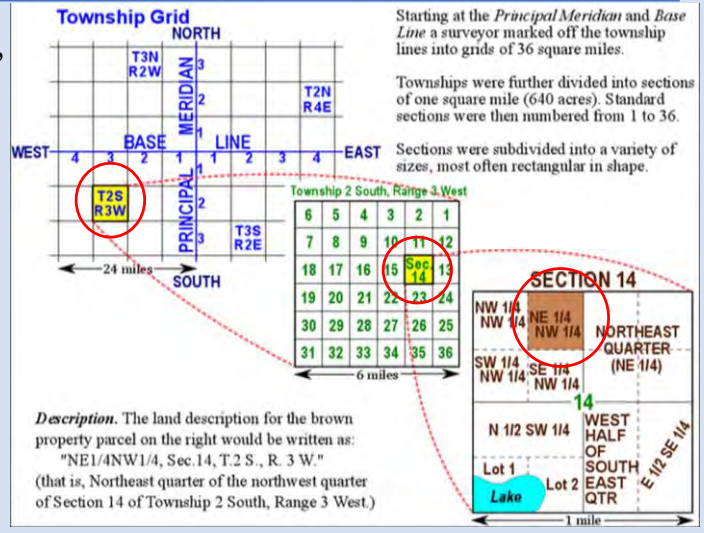
## Principal Meridians and Base Lines

- ❑ The present system of Governmental Land Surveys was adopted by Congress on 7 May 1785.
- ❑ It has been in use ever since and is the legal method of describing and dividing lands.
- ❑ It is called the "Rectangular Survey System," that is, all its distances and bearings are measured from two lines which are at right angles to each other.
- ❑ These two lines, from which the measurements are made, are the Principal Meridians, which run North and South, and the Base Lines which run East and West.
- ❑ Each Principal Meridian has its Base Line, and these two lines form the basis or foundation for the surveys or measurement of all the lands within the territory which they control.
- ❑ The figure shows all the Principal Meridians and Base Lines in the United States, and from it the territory governed by each Meridian and Base Line may be readily distinguished.
- ❑ Each Meridian and Base Line is marked with a number.



## Rectangular Survey Grid

- ❑ **Range lines run North and South parallel to the Meridian, six miles apart**
  - ❖ Numbered East and West of the Meridian.
- ❑ **Township lines run East and West parallel to the Baseline, six miles apart.**
  - ❖ Numbered North and South of the Baseline
- ❑ **Township and Range lines crossing each other, forming squares called Townships.**
  - ❖ contains 36 Sections
  - ❖ 1-mile square
  - ❖ 640-acre



- ❑ **Range Line:**
  - ❖ Range lines divide the land into strips or divisions six miles wide, extending North and South, parallel with the Meridian.
  - ❖ Each division is called a range.
  - ❖ Range lines are numbered East and West of the Principal Meridian.
- ❑ **Township Lines:**
  - ❖ Township lines run East and West parallel to the Baseline, six miles apart.
  - ❖ These Township and Range lines crossing each other, form squares which are called Townships.
- ❑ **See the Township Grid: T2S R3W = Township 2 South Range 3 West**
- ❑ **Sections:** see Section 14 in figure
  - ❖ The Sections in each Township are numbered starting at the northeast corner, section 1, running west to 6,
  - ❖ then down to the next strip, running east from 7 to 12,
  - ❖ then down to the next strip, running west again from 13 to 18,
  - ❖ and continuing back and forth until section 36 in the southeast corner of the Township.
- ❑ Sections can be subdivided into smaller parcels as shown in the figure.
- ❑ **Plotting land descriptions:** NE1/4 of the NW1/4 = North East one quarter of the North West one quarter.
- ❑ **TIP: When plotting the land description, called an aliquot, within a section, start at the last term and work backwards – examples later**



# Homestead Land Patents

## ❑ Homestead Requirements and Results: 1862 US homestead law:

- Originally up to 160 acres of undeveloped land in federal [public] land state
- Settler had to:
  - ❖ file application papers
  - ❖ pay filing fees
  - ❖ improve the land over the next five years
  - ❖ file for a deed of title.
- Between 1862 and 1986 about 10 percent of all land in the United States were transferred from federal to private control through 1.6 million granted homesteads
- **Only about 40 percent of the applicants completed the process and obtained title to their land.**

## ❑ Value of records: application papers are good sources of family history information.

- Application can mention family members or neighbors, previous residences, land application forms, citizenship applications, family Bible pages, marriage or death certificates, newspaper clippings, and affidavits.
- A researcher can obtain applications and related papers from the [National Archives](#) if he can provide a legal description of the land

[www.familysearch.org/en/wiki/Government\\_Land\\_Grants](http://www.familysearch.org/en/wiki/Government_Land_Grants)

[https://www.familysearch.org/en/wiki/Homestead\\_Records](https://www.familysearch.org/en/wiki/Homestead_Records)

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[https://www.familysearch.org/en/wiki/Grants\\_from\\_the\\_Federal\\_Government\\_\(Public\\_Domain\)](https://www.familysearch.org/en/wiki/Grants_from_the_Federal_Government_(Public_Domain))

## ❑ Homestead Requirements and Results

- ❖ In 1862 the United States enacted a homestead law to encourage development of mostly empty western federal lands and promote the yeoman farmer ideal.
- ❖ The original homestead law gave an applicant up to 160 acres (1/4 of a section) of undeveloped land in any federal-land state or territory.
- ❖ To obtain the land a settler had to:
  1. file application papers, and pay filing fees, eventually a total of \$18
  2. improve the land over the next five years (usually build a dwelling, and start a farm)
  3. file for a deed of title (Patent).
- ❖ Between 1862 and 1986 about 10 percent of all land in the United States, 270,000,000 acres (420,000 sq mi), were transferred from federal to private control through 1.6 million granted homesteads.
- ❖ **Only about 40 percent of the applicants who started the process were able to complete it and obtain title to their homestead land.**

## ❑ Value of the Records

- ❖ Homestead application papers are good sources of genealogical and family history information.
- ❖ Application papers often mention family members or neighbors, and previous residence as shown in dozens of papers which may include land application forms, citizenship applications, family Bible pages, marriage or death certificates, newspaper clippings, and affidavits.
- ❖ A researcher can obtain applications and related papers from the [National Archives](#) if he can provide a legal description of the land for which the homesteader applied (**whether the homestead was eventually granted or not**).

## United States Military Bounty Land Warrants

- ☐ The federal government provided bounty land for those who served in the [Revolutionary War](#), the [War of 1812](#), the [Mexican War](#), and [Indian wars](#) between 1775 and 1855.
- ☐ It was first offered as an incentive to serve in the military and later as a reward for service.
- ☐ Bounty land could be claimed by veterans or their heirs.
- ☐ The federal government reserved tracts of land in the public domain for this purpose.
- ☐ [New York](#), Pennsylvania, and Virginia set aside tracts of bounty land for their Revolutionary War veterans.
- ☐ A veteran requested bounty land by filing an application at a local courthouse.
- ☐ The application papers and other supporting documents contain information similar to the pension files and include the veteran's age and place of residence at the time of the application.
- ☐ If the application was approved, the individual was given either a warrant to receive land or scrip which could be exchanged for a warrant.
- ☐ Later laws allowed for the sale or exchange of warrants.
- ☐ Only a few soldiers received title to the bounty land or settled on it; most veterans sold or exchanged their warrants.

[https://www.familysearch.org/en/wiki/United\\_States\\_Military\\_Bounty\\_Land\\_Warrants](https://www.familysearch.org/en/wiki/United_States_Military_Bounty_Land_Warrants)

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- ☐ The federal government provided bounty land for those who served in the [Revolutionary War](#), the [War of 1812](#), the [Mexican War](#), and [Indian wars](#) between 1775 and 1855.
- ☐ It was first offered as an incentive to serve in the military and later as a reward for service.
- ☐ Bounty land could have been claimed by veterans or their heirs.
- ☐ The federal government reserved tracts of land in the public domain for this purpose.
- ☐ The states of [New York](#), Pennsylvania, and Virginia also set aside tracts of bounty land for their Revolutionary War veterans in the "Old Northwest Territories", Ohio, Indiana, Illinois, and Michigan.
- ☐ A veteran requested bounty land by filing an application at a local courthouse.
- ☐ The application papers and other supporting documents were placed in bounty land files kept by a federal or state agency.
- ☐ These documents contain information similar to the pension files and include the veteran's age and place of residence at the time of the application.
- ☐ If the application was approved, the individual was given either a warrant to receive land or scrip which could be exchanged for a warrant.
- ☐ Later laws allowed for the sale or exchange of these warrants.
- ☐ Only a few soldiers actually received title to the bounty land or settled on it.
- ☐ Most veterans sold or exchanged their warrants.

## Examples

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- ☐ **I have searched for land records only in Alabama and Arizona**
- ☐ **I have experience only with Public Land Records and the Rectangular Survey system**
- ☐ **However, in my wife's family (Ellis – her material grandmother), there is a Military Land Bounty story in Ohio from Revolutionary War**

## Alabama: 1860 - Present

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- ☐ **My Great-Grandparents were Thomas Valentine Barrett and America Jane Weathers.**
- ☐ **He bought 2 tracts of land in 1860 from the Government Land Office (GLO)**
- ☐ **His property was in Randolph County, Alabama near the Georgia border**
- ☐ **Searching the Government Land Office website, I found the records of land purchases that gave me the land descriptions.**
- ☐ **Using Google maps, I was able to pinpoint his farm on a Randolph County road.**
- ☐ **In 2018, I was able to visit his farm and walk where my people walked 160 years ago.**

## Last Contact with Alabama Family

- ❑ **The last known contact with our Alabama family was in 1908 when my Grandmother visited her mother-in-law, America Jane, with Uncle Henry and my father.**
- ❑ **My grandfather's younger sister moved to Springville and married James T. Campbell, a former Texas Ranger, in 1903.**



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- ❑ This is America Jane Weathers – my paternal Great-Grandmother; she died in 1912
- ❑ Uncle Henry is on her right and Daddy on her left.
- ❑ Yes, that is a corn cob pipe in her left hand.
- ❑ She has a firm grip on Uncle Henry's hand. He doesn't look pleased to be in the picture.
- ❑ The Navajo blanket behind her raised questions.
  - ❖ Did Grandmother bring it with her in 1904 or 1908 visits?
  - ❖ Did Grandfather sent it to his mother or bring it to her on an earlier visit?
- ❑ We have no record or story of any visits to Alabama after 1908.
- ❑ Found our Alabama cousins through DNA matches in 2017
- ❑ Nephews and I visited Randolph County in 2018 and 2022
- ❑ During the March 2022 visit, it became evident that America Jane was NOT living in the house on the original farm in 1908..
- ❑ Photographs taken on the 1908 visit, that I inherited, do not match the old house on the original farm.
- ❑ My cousins in Alabama are trying to find out where great-grandmother was living in 1908
- ❑ They found a possibility for one nearby house, still occupied. Someone will need to track the owners of that house at the county courthouse. So far, nothing.
- ❑ It helps to have family interested in family history living near the old farm.

## Finding Thomas Valentine's Farm

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- ☐ Searched <https://glorerecords.blm.gov/default.aspx>
- ☐ He bought 2 parcels in 1857 and 1858 from Government Land Office (GLO)
  - ❖ 40-acre parcel and 80-acre parcel
  - ❖ Received Patents in 1860
  - ❖ First white owner
- ☐ Downloaded copies of Land Patents
- ☐ Got Township, Range, Section, and Aliquots (parcel description)
- ☐ Went to Land Catalog; searched with descriptions

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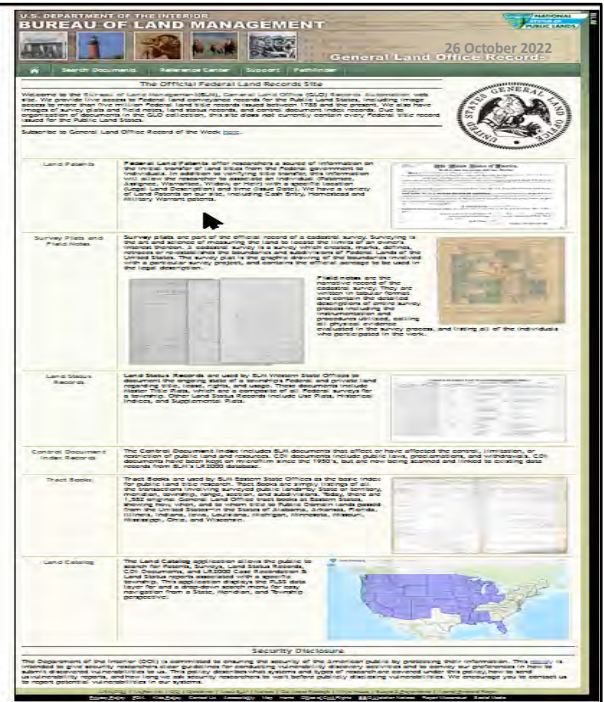
- ☐ GLO = government land office, the forerunner to the BLM
- ☐ Received patents in 1860

# GLO Home Page

- ☐ Land Patents
- ☐ Survey and Field Notes
- ☐ Land Status Records
- ☐ Control Document Index Records
- ☐ Tract Books
- ☐ Land Catalog

<https://glorerecords.blm.gov/>

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- ☐ **Federal Land Patents** offer researchers a source of information **on the initial transfer of land titles from the Federal government to individuals**. In addition to verifying title transfer, this information will allow the researcher to associate an individual (Patentee, Assignee, Warrantee, Widow, or Heir) with a specific location (Legal Land Description) and time (Issue Date). We have a variety of Land Patents on our site, including Cash Entry, Homestead and Military Warrant patents.
- ☐ **Survey plats** are part of the official record of a cadastral survey. Surveying is the art and science of measuring the land to locate the limits of an owner's interest thereon. A cadastral survey is a survey which creates, marks, defines, retraces or re-establishes the boundaries and subdivisions of Federal Lands of the United States. The survey plat is the graphic drawing of the boundaries involved with a particular survey project and contains the official acreage to be used in the legal description.
- ☐ **Field notes** are the narrative record of the cadastral survey. They are written in tabular format and contain the detailed descriptions of entire survey process including the instrumentation and procedures utilized, calling all physical evidence evaluated in the survey process, and listing all of the individuals who participated in the work.
- ☐ **Land Status Records** are used by BLM Western State Offices to document the ongoing state of a township's Federal and private land regarding title, lease, rights, and usage. These documents include Master Title Plats, which are a composite of all Federal surveys for a township. Other Land Status Records include Use Plats, Historical Indices, and Supplemental Plats.
- ☐ The **Control Document Index** includes BLM documents that affect or have affected the control, limitation, or restriction of public land and resources. CDI documents include public laws, proclamations, and withdrawals. CDI documents have been kept on microfilm since the 1950's but are now being scanned and linked to existing data records from BLM's LR2000 database.
- ☐ **Tract Books** are used by BLM Eastern State Offices as **the basic index for public land title research**. Tract Books are simply listings of all the transactions involving surveyed public lands—by State or territory, meridian, township, range, section, and subdivisions. Today, there are 1,582 original General Land Office tract books at Eastern States, showing how, when, and to whom title to Public Domain lands passed from the United States—in the States of Alabama, Arkansas, Florida, Illinois, Indiana, Iowa, Louisiana, Michigan, Minnesota, Missouri, Mississippi, Ohio, and Wisconsin.
- ☐ The **Land Catalog** application **allows the public to search for Patents, Surveys, Land Status Records**, CDI Documents, and LR2000 Case Recordation & Land Status reports associated with a specific township. This application displays the PLSS data layer for and a drop-down search menu for easy navigation from a State, Meridian, and Township perspective.



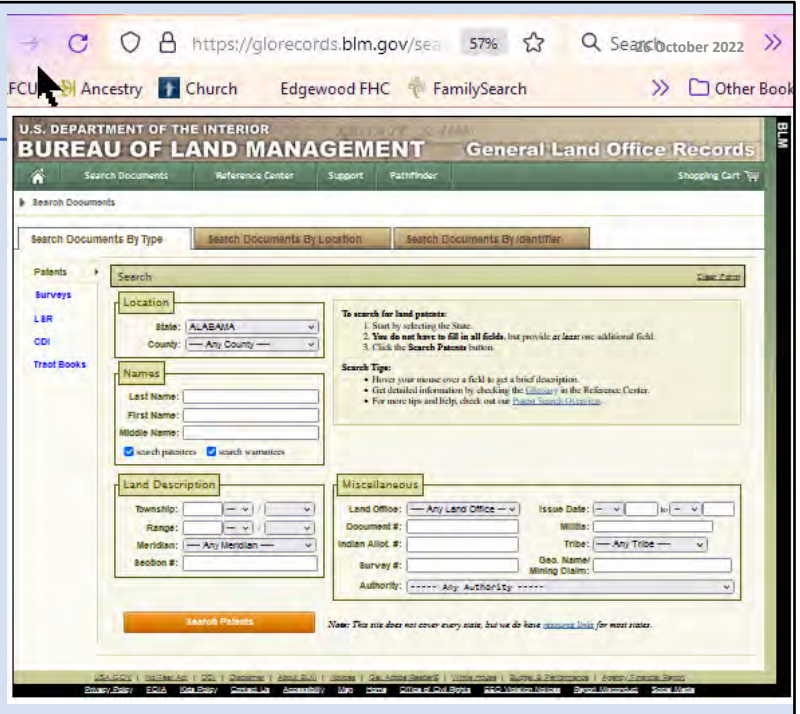
# GLO Search Page

❑ Search Documents By Type

❑ Type State

❑ Type Name

❑ Search Patents

A screenshot of the Bureau of Land Management's General Land Office Records search page. The browser address bar shows 'https://glorerecords.blm.gov/search'. The page has a green header with the BLM logo and navigation links like 'Search Documents', 'Reference Center', 'Support', and 'Pathfinder'. Below the header, there are three tabs: 'Search Documents By Type', 'Search Documents By Location', and 'Search Documents By Identifier'. The 'Search Documents By Type' tab is active, showing a search form. The form has sections for 'Location' (State: ALABAMA, County: Any County), 'Names' (Last Name, First Name, Middle Name), 'Land Description' (Township, Range, Meridian, Section), and 'Miscellaneous' (Land Office, Document #, Indian Allot #, Survey #, Authority, Issue Date, Mills, Tribe, Geo. Name, Mining Claim). There are checkboxes for 'search patents' and 'search warrants'. A 'Search Patents' button is at the bottom. A note at the bottom right says 'Note: This site does not cover every state, but we do have [access links](#) for most states.'

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❑ When you click on “Land Patents” you get this screen

❑ Can search by Type, by Location, or by Identification number

❑ Click on “Search Documents By Type”

❑ Type state and person name

❑ Click on “Search Patents”

# GLO Records for Thomas Valentine Barrett

The screenshot shows the BLM General Land Office Records search results page. The page header includes the U.S. Department of the Interior and Bureau of Land Management. The search criteria is set to 'type=patent'. The results list shows two patents for Thomas V. Barrett, both dated 2/1/1860, located in Randolph County, Alabama. The patents are for 20 aliquots each, with the first being SW 1/4 NE 1/4 and the second being N 1/2 SE 1/4.

Image	Accession	Names	Date	Doc #	State	Meridian	Twp - Rng	Aliquots	Sec. #	County
	<a href="#">AL 3340 .341</a>	BARRETT, THOMAS V	2/1/1860	20657	AL	Huntsville	020S - 013E	SW 1/4 NE 1/4	20	Randolph
	<a href="#">AL 3350 .072</a>	BARRETT, THOMAS V	2/1/1860	20915	AL	Huntsville	020S - 013E	N 1/2 SE 1/4	20	Randolph

## Search Results

- ☐ 2 Patents
- ☐ Purchaser name and purchase date.
- ☐ The land description is shown.
  - ❖ State
  - ❖ County
  - ❖ Township
  - ❖ Range
  - ❖ Section
  - ❖ Aliquots - what parts of section are in the patent
- ☐ Click on Image icon to view, print, and download images
- ☐ Click on Accession No. to Patent Details, Image, and Related Documents

# GLO – Thomas V. Barrett

- ❑ This is the image
- ❑ You can print or download the image
- ❑ Click on “Related Documents”

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Full page of both patents are at end of presentation

## GLO Related Documents

- ☐ Table lists all the other landowners in the same Section 20
- ☐ Extended families at this time tended to live close to each other
- ☐ A Heard and a Kirk man married TVB's daughters
- ☐ Jesse Weathers is TVB's father-in-law
- ☐ Isham is Jesse's brother

**U.S. DEPARTMENT OF THE INTERIOR** **BUREAU OF LAND MANAGEMENT** **General Land Office Records**

# Documents

Reference Center   Support   Pathfinder   Shopping Cart

Patent Details

Accession Nrs: AL3340\_341   Document Type: State Volume Patent   States: Alabama   Issue Dates: 2/1/1860   Cancelled: No

Patent Details   Patent Image   Related Documents   Private Friendly

Below are documents matching the following **land description** from the current document: **AL Huntsville Township 20.0S Range 13.0E Section 20**

Image	Accession	Name(s)	Date	Doc.#	State	Meridian	Twp - Rng	Aliquots	Sec. #	County
	AL3340_341	BARRETT, THOMAS V	2/1/1860	20657	AL	Huntsville	0205 - 013E	S1/4NW1/4	20	Randolph
	AL3350_072	V BARRETT, THOMAS V	2/1/1860	20915	AL	Huntsville	0205 - 013E	N1/4SE1/4	20	Randolph
	AL3350_084	BURSON, DAVID J	2/1/1860	20893	AL	Huntsville	0205 - 013E	S1/4SW1/4	20	Randolph
	AL3330_474	BURSON, JONATHAN	1/1/1859	20370	AL	Huntsville	0205 - 013E	NE1/4SW1/4	20	Randolph
	AL3330_112	COPLIN, WILLIAM	1/1/1859	18781	AL	Huntsville	0205 - 013E	S1/4NW1/4	20	Randolph
	AL3350_178	GORE, EMOS H	2/1/1860	21029	AL	Huntsville	0205 - 013E	NE1/4NW1/4	20	Randolph
	AL3290_064	HARLAN, ROBERT Z	8/20/1897	15777	AL	Huntsville	0205 - 013E	SE1/4NE1/4	20	Randolph
	AL3330_401	HEARD, JOHN D	1/1/1859	18997	AL	Huntsville	0205 - 013E	NN1/4NW1/4	20	Randolph
	AL3290_185	KORK, GEDION	2/1/1860	21224	AL	Huntsville	0205 - 013E	E1/4NE1/4	19	Randolph
	AL3350_165	KTE, JOHN	2/1/1860	21012	AL	Huntsville	0205 - 013E	SE1/4SW1/4	20	Randolph
	MW0665-375	WEATHERS, TSHAM WEATHERS, TSHAM	4/15/1853	36690	AL	Huntsville	0205 - 013E	W1/4SW1/4	20	Randolph
	MW0001-555	WEATHERS, JESSE MELLS, WILLIAM C	8/1/1854	42202	AL	Huntsville	0205 - 013E	N1/4NE1/4	20	Randolph
	AL3330_333	YOUNG, ROBERT	2/1/1860	21200	AL	Huntsville	0205 - 013E	SE1/4SE1/4	20	Randolph

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
- ☐ Check “Related Documents” to look for nearby family members and friends.
- ☐ Also search all the family, friends, associates and neighbors you are aware of.
- ☐ You never know what you might find

[s://glorerecords.blm.gov/LandCatalog/Catalog](https://glorerecords.blm.gov/LandCatalog/Catalog)

57%

🔍 Search

h Edgewood FHC  FamilySearch  Find A Grave  My Findmypast  RootsTech 2022 • Fami...  MyHeritage


[Land Catalog](#)
[Home](#)
[Catalog](#)
[Help](#)
[Feedback](#)

Map

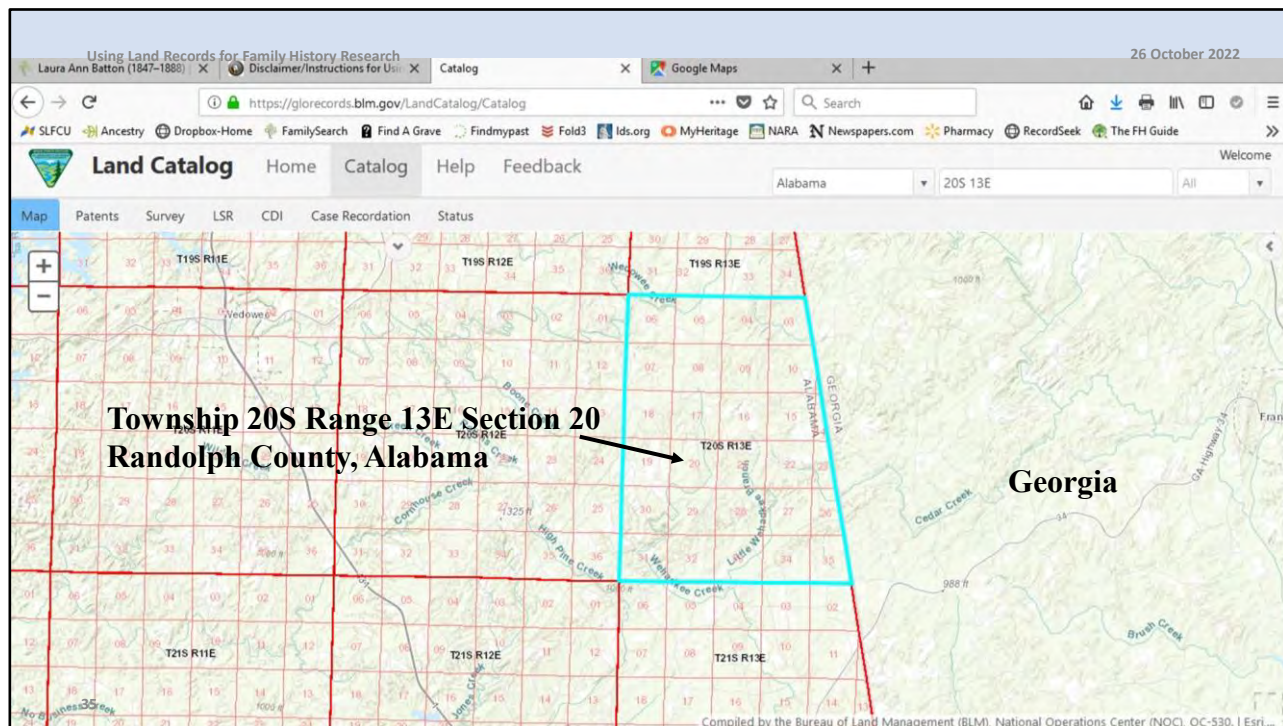
- ❑ The coolest part of the GLO website

<https://glorerecords.blm.gov/LandCatalog/Catalog>

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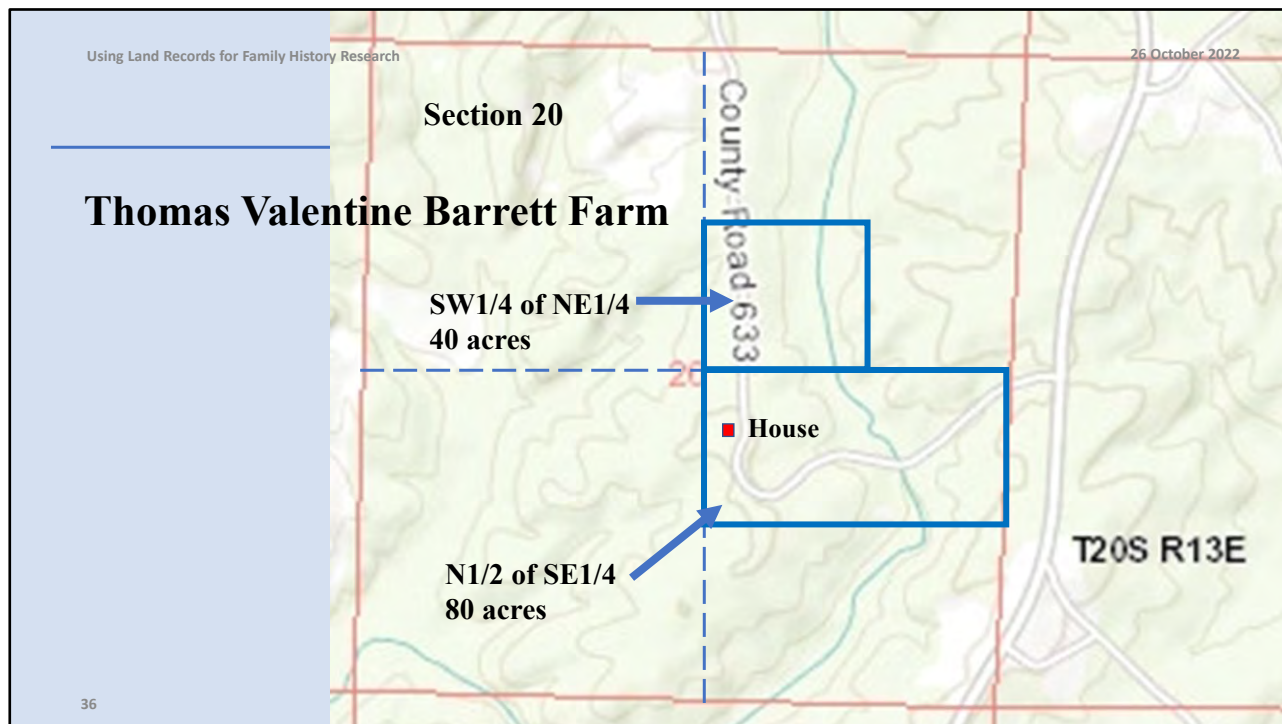
- 34





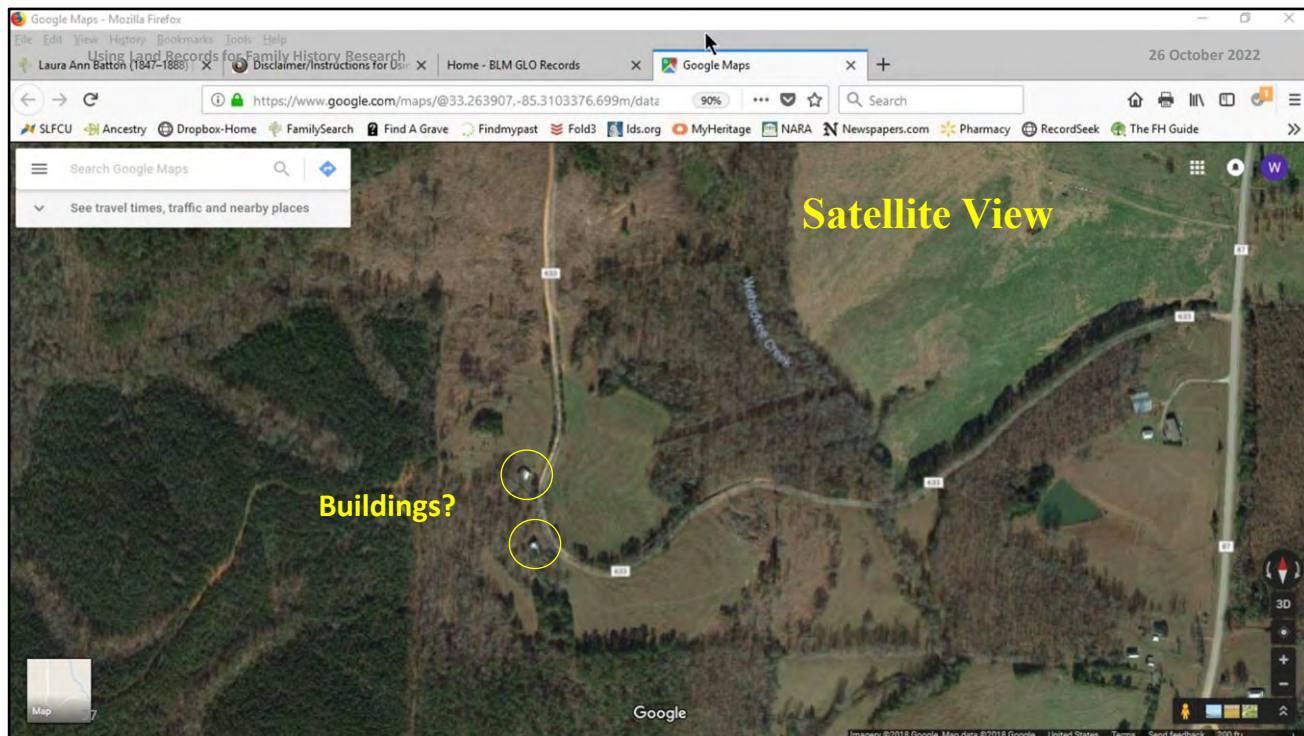
## Land Catalog

- ☐ At the bottom of the Home page, you can find the Land Catalog.
- ☐ There you can find the plat maps using the Township, Range, and Section.
- ☐ From the GLO Tract Book, my great-grandfather paid for the 40-acre parcel in 1857 and the 80- acre parcel in 1858
- ☐ He received both land grants in 1860
- ☐ You see that not all Townships are 36 square miles
- ☐ Boundaries disrupt the perfect mathematics of the survey



- ☐ The biggest visual clue was this unusual curve in Randolph County Road 633 right in the middle of the farm.
- ☐ The thin greenish line is the creek.
- ☐ The contour lines show that the curve is on the highest elevation point on the farm.
- ☐ A good place for the farmhouse (red square), barn, etc.





- ☐ Now we get to the ground truth
- ☐ Google maps satellite view.
- ☐ The GLO website showed me roads (Randolph County 633, turn left from County Road 87) to pinpoint the property on Google maps
- ☐ See that unique curve in the road.
- ☐ The lower building is the old house
- ☐ The upper building is an old metal shed
- ☐ The new owners built a new house up the road about a 100 yards north of the old house.
- ☐ This satellite photo was taken before the new owner's house that was build in 2017.

## The Old House – 2018 Trip

- ❑ By the GLO patents, Google maps, and Alan's local knowledge, we found the farm
- ❑ The new owners were living next door in a new place
  - ❖ No courthouse research needed
  - ❖ Bought land in 2017
  - ❖ Moved in January 2018
- ❑ I have walked where my ancestors walked



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- ❑ GLO = government land office, the predecessor of the Bureau of Land Management (BLM)
- ❑ Alan is my 4<sup>th</sup> cousin
- ❑ We found each other through DNA testing
- ❑ The house is just where I guessed it would be.
- ❑ Huge pecan trees surround the house.
- ❑ He was the first white landowner.
- ❑ This area was formerly Creek Native American lands.
- ❑ We found a spring box about 50 feet west of the house.
- ❑ The house is old, but maybe not the house my grandfather lived in before he ran away from home in 1871.

## Arizona: 1880 - 1929

- ☐ **My Grandfather Henry Barrett (1857-1903) and Grandmother Maud Ruth Sherwood (1876-1962)**
- ☐ **He arrived in Apache County, Arizona in time to be listed on the 1880 census.**
- ☐ **They married in 1900 and had 2 sons, Uncle Henry (1901) and my father (1903).**
- ☐ **He was killed in a gunfight over grazing rights on the White Mountain Apache Indian reservation on 16 June 1903.**
- ☐ **Grandmother married and divorced two men who did not have Grandfather's abilities and left the ranch in deep debt.**
- ☐ **My father and uncle inherited the ranch in 1924 and operated it until 1929.**
- ☐ **In November of 1929, the bank got the last piece of the ranch.**



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- ☐ Grandfather arrived in time for the 1880 census, but we don't know exactly when he arrived in Apache County.
- ☐ The family story is that he ran away from home in 1871 and went to Texas to become a cowboy.
- ☐ He came to Arizona with a Texas rancher who moved his cattle to Arizona. When????
- ☐ Grandmother's family arrived in the St Johns area in 1880. She was 4 years old. They were sent by the church to northeastern Arizona to operate sawmills in the White Mountains.
- ☐ They had a farm in the village in Richville about 15 miles south of St Johns along the Little Colorado River. It was about 5 miles east and slightly south of the 24 Ranch.
- ☐ My grandfather was killed in 1903
- ☐ My father was 4 months old when his father was killed.
- ☐ This death and the loss of the ranch are the central focus of my family's story.

## 24 Ranch Log Cabins in 2016

- ☐ I saw the ranch for the first time in 1962 when I was in St Johns for my grandmother's funeral.
- ☐ There was a big white clapboard house in 1962 about where the white minivan is on the upper left.

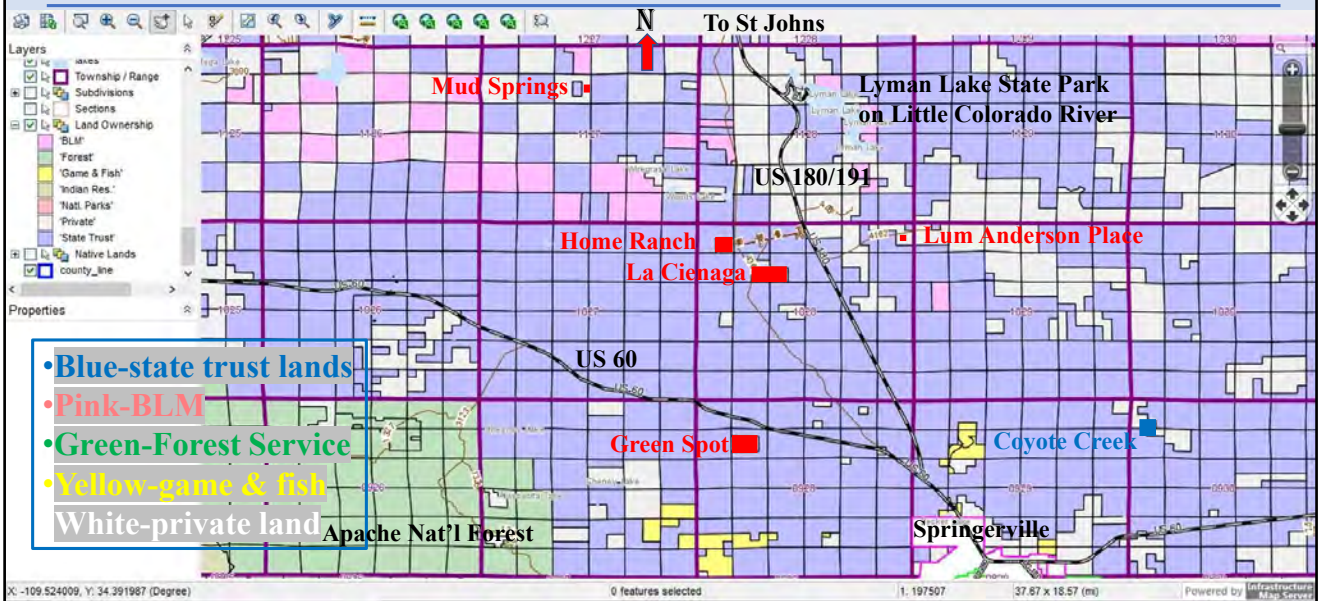


40

- ☐ I saw the home ranch for the first time in 1962 when I was in St Johns for my Grandmother funeral.
- ☐ There was a 2-story, white clapboard house still there, the 2 log cabins and a barn and corrals.
- ☐ The ranch house was about where my white minivan is parked at upper left.
- ☐ The volcanic ridge to the north was a good wind break.
- ☐ There were two log bunk houses that you can see in the 1900 photo that is the first slide.
- ☐ Over the recent years, fallen tree limbs have destroyed them.
- ☐ There was a barn east of the house and corrals to the south.
- ☐ The spring is about a hundred feet south of the old house site.
- ☐ It fed a sizable pond. It is still flowing, but the pond is much smaller than it was in 1962.
- ☐ This picture was taken at a 2016 family reunion we held at Lyman Lake State Park on the Little Colorado River about 10 miles to the northeast of the ranch.
- ☐ We gave our family members a tour of the ranch. Most had never seen the ranch before then.
- ☐ The boy is one of my great-grand nephews.
- ☐ The current owner gave us permission to visit the site.



# The 24 Ranch (1903), Apache County, Arizona



- ☐ This is a Geographic Information System (GIS) plat map of the area between St Johns to the north and Springerville to the south.
- ☐ More about the GIS data about the 24 Ranch at the end of the presentation.
- ☐ Springerville is on US 60 .
- ☐ The townships are shown by heavy purple lined squares.
- ☐ Each small square is a Section
- ☐ Land Ownership Color code: Most of the land is owed by state and federal governments.
- ☐ The red spots are the five pieces of the 24 Ranch; all private, homesteaded lands, with permanent water sources.
- ☐ Info below is from GLO records, GIS data, land records passed down in the family, and Apache County Digitized Deed Books. From south to north:

Land Name	Size	Patent/Sale Date	Patent Name	Henry Barrett bought	Henry Barrett sold
<b>Green Spot</b>	240 acres	9 June 1891	Micajah Phelps	28 June 1897	\$800
<b>La Cienaga west</b>	160 acres	15 April 1884	Sever Maria Vigil	5 Oct 1998	\$1000*
<b>La Cienaga east</b>	160 acres	27 July 1885	Gregori Gallegos		
<b>Home ranch</b>	160 acres	25 March 1885	John W. Plymole		
<b>Lum Anderson Place</b>	40 acres	15 Sept 1891	Columbus Anderson	13 Jan 1903	\$50**
<b>Mud Springs</b>	40 acres	12 Nov 1900	F. A. Hyde	19 Jan 1900	\$200
	800 acres				\$2050

## ☐ Other Land Records

<b>Coyote Creek</b>	160 acres	17 Dec 1889	Henry Barrett	NA	18 Nov 1886	\$650.00
<b>2 Springerville lots</b>		NA	NA	1892 \$200	to W. H. Phelps	1896 \$750
<b>Springerville lot</b>			NA	1892 \$200	to Samuel J. Saffell	?

from: Prime T Coleman, Jr.

\*bought all 3 parcels from Henry Smith (24 Cattle Company)

\*\*Tax sale

# Searching Into Deed Books – My Journey

❑ [www.familysearch.org](http://www.familysearch.org)

## ❖ Search Tab

### ➤ Catalog

✓ Place –type “United States, Arizona, Apache”

## ❖ 22 Results

### ➤ Biography (1)

### ➤ Business records (1)

### ➤ Church history (3)

### ➤ Church records (1)

### ➤ Court Records – Indexes (1)

### ➤ Divorce Records (1)

### ➤ Guardianship (1)

### ➤ History (4)

## ❖ Land and property (10)

**What I report here is what I found in FamilySearch and Apache County Arizona. Another website or county may work a little differently.**

**Search using “United States, your state, your county”**

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## Search Results for FamilySearch Catalog

- United States, Arizona, Apache - Biography ( 1 )
  - United States, Arizona, Apache - Business records and commerce ( 1 )
  - United States, Arizona, Apache - Church history ( 3 )
  - United States, Arizona, Apache - Church records ( 1 )
  - United States, Arizona, Apache - Court records ( 5 )
  - United States, Arizona, Apache - Court records - Indexes ( 1 )
  - United States, Arizona, Apache - Divorce records ( 1 )
  - United States, Arizona, Apache - Guardianship ( 1 )
  - United States, Arizona, Apache - History ( 4 )
  - United States, Arizona, Apache - Land and property ( 10 )
- 1. County Recorder's record of property sold for delinquent taxes, 1894-1903 (Apache County, Arizona)**  
Author: Apache County (Arizona). County Recorder
  - 2. Deeds, 1880-1921; indexes, 1880-1918 (Apache County, Arizona)**  
Author: Apache County (Arizona). County Recorder
  - 3. Deeds, 1893-1921; indexes, 1885-1923 (Navajo County, Arizona)**  
Author: Navajo County (Arizona). County Recorder
  - 4. Homestead records, 1884-1951; index, 1880-1985 (Apache County, Arizona)**  
Author: Apache County (Arizona). County Recorder; United States. General Land Office. Recorder
  - 5. Marks and brands, 1879-1897 (Apache County, Arizona)**  
Author: Apache County (Arizona). County Recorder
  - 6. Miscellaneous records, 1883-1924; indexes, 1879-1964 (Apache County, Arizona)**  
Author: Apache County (Arizona). County Recorder
  - 7. Mortgage records, 1883-1949; indexes, 1880-1918 (Apache County, Arizona)**  
Author: Apache County (Arizona). County Recorder
  - 8. Record of mining claims, 1881-1951; index, 1919-1955 (Apache County, Arizona)**  
Author: Apache County (Arizona). County Recorder
  - 9. Tax assessment rolls (Apache County, Arizona), 1882-1895**  
Author: Apache County (Arizona). County Assessor
  - 10. Transferred records, 1874-1883**  
Author: Graham County (Arizona). County Recorder; Apache County (Arizona). County Recorder; Yavapai County (Arizona). County Recorder



Using Land Records for Family History Research

FamilySearch Family Tree Search Memories Get Involved Activities Temple

26 October 2022

# Catalog Search

**TIP: check the indexes first**

- Found all of known land parcels he owned from paper records the family kept
- Answered some questions from these deed books about buy and sell dates, amount, and the other party.
- Also found 2 unknown parcels he bought and sold - the Springerville lots

Refine your search

Search by:

Place  
United States, Arizona, Apache

Summaries  
Titles  
Author  
Subjects  
Keywords

Search for:

Call Number  
Film/Fiche/Image Group  
Number (DGS)

Availability

☒ Any  
☐ Online  
☐ Family History Center

Update Reset

Search Results for FamilySearch Catalog

PRINT Catalog Print List (0)

Notes  
County was formed in 1879 from Yavapai County  
Part of United States, Arizona

Places within United States, Arizona, Apache

- United States, Arizona, Apache - Biography ( 1 )
- United States, Arizona, Apache - Business records and commerce ( 1 )
- United States, Arizona, Apache - Church history ( 3 )
- United States, Arizona, Apache - Church records ( 1 )
- United States, Arizona, Apache - Court records ( 5 )
- United States, Arizona, Apache - Court records - Indexes ( 1 )
- United States, Arizona, Apache - Divorce records ( 1 )
- United States, Arizona, Apache - Guardianship ( 1 )
- United States, Arizona, Apache - History ( 4 )
- United States, Arizona, Apache - Land and property ( 10 )

Print List

County Recorder's record of property sold for delinquent taxes, 1894-1903 (Apache County, Arizona) Add

Author: Apache County (Arizona), County Recorder

Deeds, 1880-1921; indexes, 1880-1918 (Apache County, Arizona) Add

Author: Apache County (Arizona), County Recorder

Deeds, 1893-1921; indexes, 1885-1923 (Navajo County, Arizona) Add

Author: Navajo County (Arizona), County Recorder

Homestead records, 1884-1951; index, 1880-1985 (Apache County, Arizona) Add

Author: Apache County (Arizona), County Recorder; United States, General Land Office, Recorder

Marks and brands, 1879-1897 (Apache County, Arizona) Add

Author: Apache County (Arizona), County Recorder

Microfilm records, 1883-1924; indexes, 1870-1964 (Apache County, Arizona) Add

## Search Results for FamilySearch Catalog. continued

- United States, Arizona, Apache - Maps ( 1 )
- United States, Arizona, Apache - Public records - Indexes ( 1 )
- United States, Arizona, Apache - Military records ( 2 )
- United States, Arizona, Apache - Schools ( 1 )
- United States, Arizona, Apache - Naturalization and citizenship ( 1 )
- United States, Arizona, Apache - Schools - Periodicals ( 1 )
- United States, Arizona, Apache - Probate records ( 2 )
- United States, Arizona, Apache - Taxation ( 2 )
- United States, Arizona, Apache - Probate records - Indexes ( 1 )
- United States, Arizona, Apache - Vital records ( 5 )
- United States, Arizona, Apache - Public records ( 2 )

- Tip: Indexes were organized both by Grantor (seller) and by Grantee (buyer), one book each**
- Search both Deed index books; your ancestor probably did both buying and selling
  - They are in alphabetical order by last name, but only in rough chronological order because not all deeds were recorded quickly.
  - The Index has the names of the seller and buyer and the Deed Book number and page.
  - Record the Deed Book volume and page number

Then search the Deed Book volume pages noted

Other searches that might be useful:

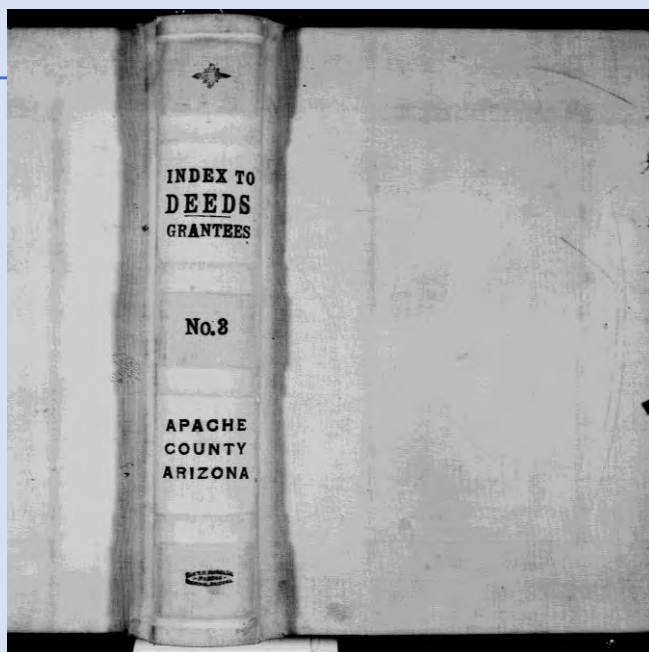
- for your ancestors families and friends, associates, and neighbors (FANs)
- The other party on each transaction
- Check witnesses, will likely be friends or relatives

## Deed Index

### ☐ Index To Deeds No. 3, Apache County, Arizona

#### ☐ Path:

- ❖ FamilySearch
- ❖ Search
- ❖ Catalog
- ❖ United States, Arizona, Apache
- ❖ Land and Property



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- ☐ You will see multiple films; choose the Grantee Index
- ☐ Click on the camera icon
- ☐ This means you can view the film strip
- ☐ Scan the images for “B” and look for Barrett, Henry as the Grantee (buyer)

Note	Location	Collection/Shelf	Film	Image Group Number (DGS)	Format
Index to deeds, Grantee, no. 3, 1880-1918	Granite Mountain Record Vault	United States & Canada Film	2297281 Item 2	7945219	camera icon

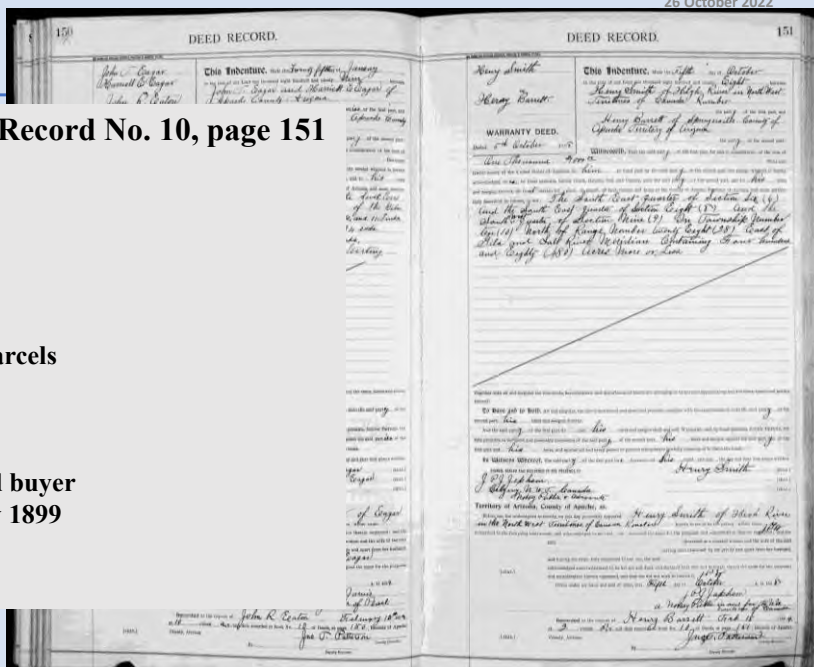


# Deed Book 10

## ❑ Apache County, AZ Deed Record No. 10, page 151

- ❖ Warrant Deed
- ❖ Seller: Henry Smith
- ❖ Buyer: Henry Barrett
- ❖ Date: 5 October 1898
- ❖ Residences of parties
- ❖ Price: \$1000.00 for 480 acres
- ❖ Legal descriptions of the 3 parcels
- ❖ Seller signature
- ❖ Witnesses
- ❖ Buyer signature
- ❖ Notary record for seller\* and buyer
- ❖ Recording date: 18 February 1899

\* Seller had moved to Canada



## What Next?

- ☐ Census records show where your relatives lived at each census.
- ☐ Search the GLO website for your relatives if they lived in a Public Land State.
- ☐ Search for military bounty land warrants if you know or suspect that your ancestor served in the military prior to 1857.
- ☐ Check out the county websites of interest and discover how it deals with land records
- ☐ You can request “Public Records Reproduction” of real estate records from the county recorder or clerk
- ☐ Ancestry and others also have extensive land records data bases
- ☐ The Family History Guide [www.thefhg.com](http://www.thefhg.com) has very useful training videos and articles.
- ☐ FamilySearch Wiki has many articles on land records
- ☐ Check out the websites I have listed throughout this presentation

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- ☐ Family stories give you clues to time and place to start searching
- ☐ Census: gives you where ancestor lived - state, county, and district every 10 years
- ☐ If you are really lucky, you will find indexed land records like the GLO website
- ☐ Most land record data bases are not indexed, so learn to use the “Catalog” search option
- ☐ If there are no indexed or digitized records like I have shown, you have a few options:
  - ❖ A trip to the county courthouse - \$ and time
  - ❖ Hire someone to visit the courthouse for you - \$\$
  - ❖ Wait a year and search again
- ☐ Government land applications can be a wealth of relevant family information
- ☐ Check out the additional information about Homestead and Bounty Land Warrants at the end of this handout

# Conclusions

---

☐ **We have seen how land and land related documents can:**

- ❖ Show times and places of residence
- ❖ We can walk where our ancestors walked
- ❖ Relationship information about:
  - previously unknown relatives
  - our relative's Friends, Associates, and Neighbors (FAN)
- ❖ Find multiple vital facts not available from other sources
- ❖ Inheritance information

☐ **We know where to find these records**

☐ **All of these can help us to:**

- ❖ understand our ancestors more completely,
- ❖ turn our hearts to them more fully, and
- ❖ know or maybe write a more complete life story



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## **More Detailed Information I Could Not Fit into 1-Hour**

## 5 Types of Old Land Records You Should Look For

- ❑ **Headrights:** During the Colonial period, 1619 to 1705, the British government offered 50 acres of land for every “head” (person) transported to the Colonies.
- ❑ **Bounty Land Warrants:** In 1776, the Continental Congress incentivized men to serve in the Revolutionary War (and later in other conflicts until 1856) with promises of 50 to 1,000 acres of land, depending on their rank.
- ❑ **Homestead Patents:**
  - ❖ US and state governments encouraged settlement with various offers of free land.
  - ❖ The [Homestead Act of 1862](https://familytreemagazine.com/records/land/5-types-of-old-land-records) granted 160 acres of federal government land to those who’d settle and improve it for five years.
- ❑ **Deeds:** property deeds record the transfer of land between private parties.
- ❑ **Dower Claims:**
  - ❖ Although men generally owned property, you can find your female relatives by their dower rights.
  - ❖ This right, intended to prevent women from becoming dependent on the county or state, entitled a widow to one-third interest in her husband’s property.

<https://familytreemagazine.com/records/land/5-types-of-old-land-records>

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- ❑ **Headrights:**
  - ❖ During the Colonial period of roughly 1619 to 1705, the British government offered 50 acres of land for every “head” (person) transported to the Colonies.
  - ❖ Headright papers list the names of those people—the person who sponsored the transportation as well as those transported (such as his relative or an indentured servant).
- ❑ **Bounty Land Warrants:**
  - ❖ In 1776, the Continental Congress incentivized men to serve in the Revolutionary War with promises of 50 to 1,000 acres of land, depending on their rank.
  - ❖ This offer extended to conflicts through 1856.
  - ❖ Most recipients sold their land to speculators without ever seeing it.
- ❑ **Homestead Patents:**
  - ❖ US and state governments encouraged settlement with various offers of free land in exchange for certain conditions, such as living on the land for a certain number of years and improving it with trees or structures.
  - ❖ A key to westward expansion, the [Homestead Act of 1862](https://familytreemagazine.com/records/land/5-types-of-old-land-records) granted 160 acres of federal government land to those who’d settle and improve it for five years.
  - ❖ This generated paperwork, including a land claim (or application) and the patent transferring the land to the claimant once the conditions were met.
- ❑ **Deeds:**
  - ❖ Usually created in county or town courts
  - ❖ record the transfer of land between private parties.
  - ❖ The legal terminology can take a bit of parsing, but deeds may contain information from land descriptions to family relationships.
  - ❖ If property was sold very cheaply, it might have been to a relative.
- ❑ **Dower Claims:**
  - ❖ Although men generally owned property, you can find your female relatives by their right of dower.
  - ❖ This right, intended to prevent women from becoming dependent on the county or state, entitled a widow one-third interest in her husband’s property.
  - ❖ A wife had to consent to the sale or disposition of land, and when a husband died, his widow was allowed to stay on the land for the remainder of her life before it was transferred to her husband’s heirs.

## Researching Homestead Land Patents

- ❑ The first step is to obtain the legal description of the land the homesteader applied for
- ❑ The [BLM-GLO Land Patent Search](#) index only lists people who got a Land Patent.:
- ❑ For the 60 percent of homesteaders who never obtained a Land Patent: get copies of unfinished applications from the [National Archives](#).
  - ❖ To see the applications, you must figure out another way to obtain the legal description of the land
  - ❖ If you know the approximate location, at least the county, you can check the GLO tract books at several places (see note pages below)
  - ❖ These federal tract books are arranged by state, land office, and legal land description.
  - ❖ States often have their own version of these tract books.
  - ❖ You may be able to obtain a legal description of the land from the county recorder of deeds
  - ❖ For further details see note page below.
  - ❖ Obtaining Homestead Papers from the National Archives: For detailed instructions online explaining how to obtain homestead papers for (a) homesteads granted, and (b) unfinished homestead applications see “Ordering a Land-Entry Case File from the National Archives” at the end of “[Homestead National Monument of America – Genealogy](#).”

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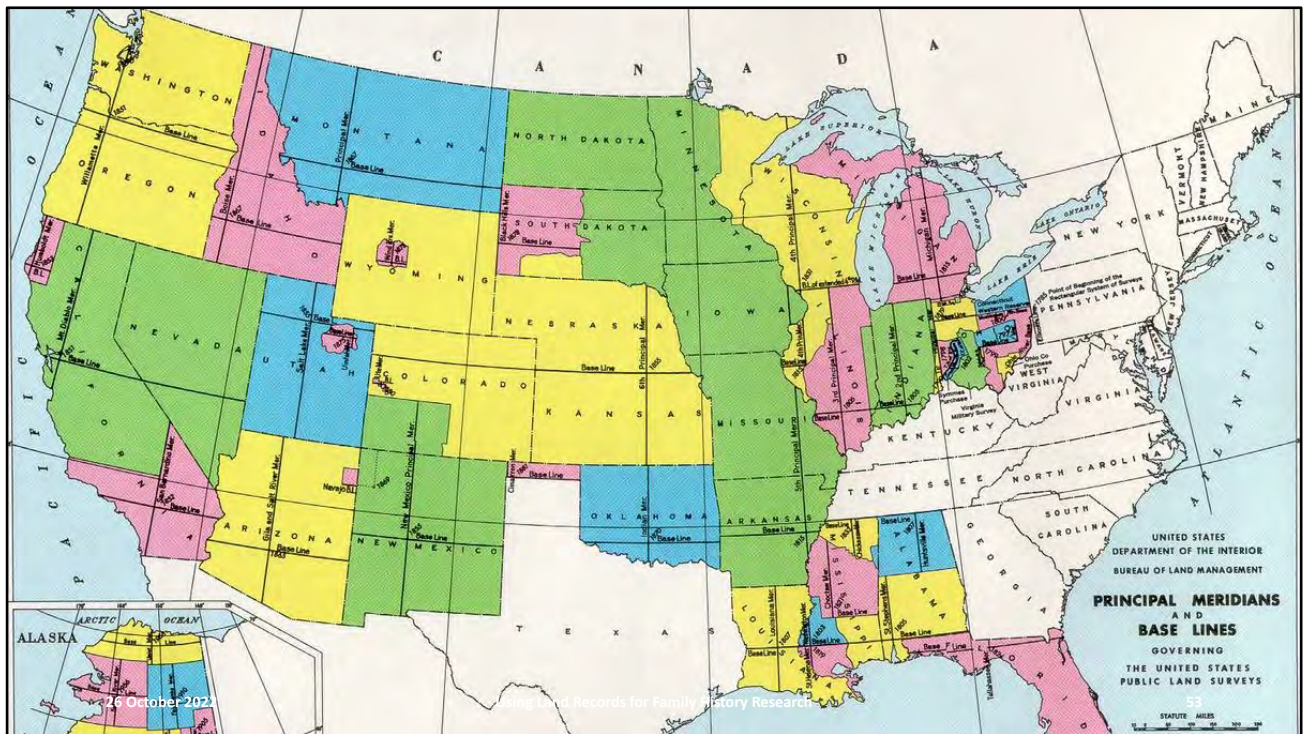
- ❑ The first step to finding homestead applications and related papers is to obtain the legal description of the land for which the homesteader applied.
- ❑ **Obtaining the Legal Land Description of Completed Homesteads:** The [BLM-GLO Land Patent Search](#) index **only** lists people who were actually granted a federal land patent (homestead or other government-to-individual land transfer). If you find an ancestor in this index, it will provide the legal description of his or her land.
- ❑ **Obtaining the Legal Land Description of Incomplete Applications:** The 60 percent of homesteaders who never obtained a patent because they did not finish are **not** in the Land Patent Search, but they **are** in the application papers. It is possible to get copies of unfinished applications from the [National Archives](#). However, to see such application papers you must figure out another way to obtain the legal description of the land they started to homestead.
- ❑ If you know the approximate location (at least the county), the legal land description of a homestead may be found in the General Land Office [tract books](#) available at the [National Archives](#) in Washington, DC, or from [Family History Library](#) in Salt Lake City ([on 1,265 microfilms starting with FHL Film 1445277](#)). These federal tract books are arranged by state, land office, and legal land description. States often have their own version of these tract books. For instructions see E. Wade Hone, [Land & Property Research in the United States](#) (Salt Lake City: Ancestry, 1997), appendices "Tract Book and Township Plat Map Guide to Federal Land States" and "Land Office Boundary Maps for All Federal Land States." Also, you may be able to obtain a legal description of the land from the county recorder of deeds in the county where the land was located.
- ❑ **Obtaining Homestead Papers from the National Archives.** For detailed instructions online explaining how to obtain homestead papers for (a) homesteads granted, and (b) unfinished homestead applications see “Ordering a Land-Entry Case File from the National Archives” at the **end of** “[Homestead National Monument of America – Genealogy](#).”
- ❑ **Texas Homesteads.** The state of Texas has an online [Land Grant Index](#) similar to a homestead index.

## Bounty Land Warrant Application Files

- ❑ Copies of Bounty Land Warrant Applications for Federal military service before 1856 can now be [ordered online](#), as well as through [NATF Form 85](#).
- ❑ Categories of pension/bounty land files available using NATF Form 85:
  - ❖ A complete Federal pre-Civil War military pension application based on Federal military service before 1861 (includes the Pension Documents Packet.)
  - ❖ A pension document packet that contains reproductions of eight documents containing genealogical information about the pension applicant, if present in the file.
  - ❖ A complete military bounty land application file based on service 1775 - 1855 (includes only rejected Revolutionary War applications).

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- ❑ Copies of Bounty Land Warrant Applications for Federal military service before 1856 can now be [ordered online](#), as well as through [NATF Form 85](#).
- ❑ Select "Order Reproductions" and then select "Military Service and Pension Records".
- ❑ Categories of pension/bounty land files available using NATF Form 85:
  - ❖ A complete Civil War and later pension application file (up to 100 pages), based on Federal (not State or Confederate) military service during the Civil War or later (includes the Pension Documents Packet.)
  - ❖ A complete Federal pre-Civil War military pension application based on Federal military service before 1861 (includes the Pension Documents Packet.)
  - ❖ A pension document packet that contains reproductions of eight documents containing genealogical information about the pension applicant, to the extent these documents are present in the file.
  - ❖ A complete military bounty land application file based on service 1775-1855 (includes **only rejected** Revolutionary War applications).



- ☐ Metes and Bonds survey states are the eastern seaboard, minus Florida, plus west Virginia, Kentucky, Tennessee, Hawaii, and Texas.
- ☐ Rectangular survey states are all the others.
- ☐ Most states have one meridian and baseline set; some have more than one – Alaska is one of these.
- ☐ Some states share a meridian-baseline set – see Kansas and Nebraska.



# Subdividing a Section

- ❑ Distinguished by position within the section (N, S, E, W) and by halves and quarters

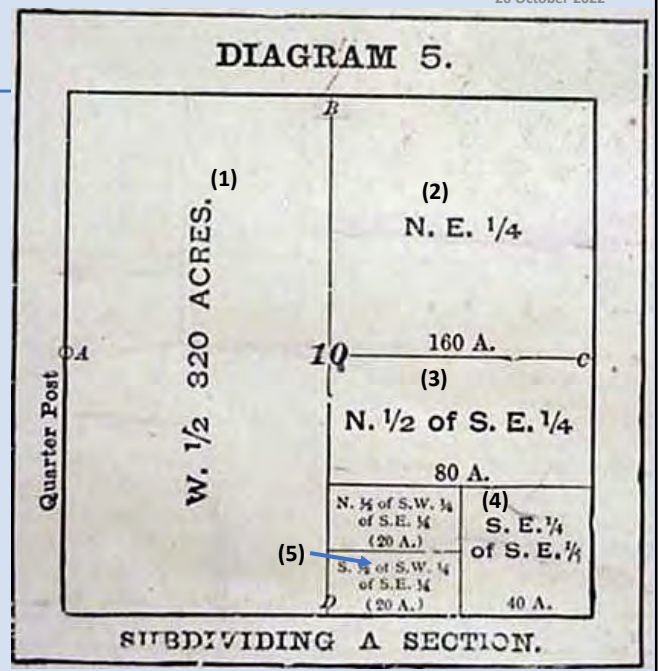
- ❑ Examples in figure:

- ❖ (1) W.  $\frac{1}{2}$  - 320 acres
- ❖ (2) N.E.  $\frac{1}{4}$  - 160 acres
- ❖ (3) N.  $\frac{1}{2}$  of S.E.  $\frac{1}{4}$  - 80 acres
- ❖ (4) S.E.  $\frac{1}{4}$  of S.E.  $\frac{1}{4}$  - 40 acres
- ❖ (5) N.  $\frac{1}{2}$  of S.W.  $\frac{1}{4}$  of S.E.  $\frac{1}{4}$  - 20 acres

- ❑ These divisions are called “aliquots”; the legal description of the land

- ❑ **TIP: When plotting an aliquot within a section, start at the last term and work backwards – examples later**

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- ❑ **Diagram 5** illustrates how a section may be subdivided, although the Diagram only give a few of the many subdivisions into which a section may be divided. All Sections (except Fractional Sections) are supposed to be 320 rods, or one mile, square and therefore contain 640 acres--a number easily divisible.
- ❑ Sections are subdivided into fractional parts to suit the convenience of the owners of the land. A half-section contains 320 acres; a quarter-section contains 160 acres; half of a quarter contains 80 acres, and quarter of a quarter contains 40 acres, and so on. Each piece of land is described according to the portion of the section which it embraces--as the Northeast quarter of Section 10; or the Southeast quarter of the Southeast quarter of Section 10. Diagram 5 shows how many of these subdivisions are platted, and also shows the plan of designating and describing them by initial letters as each parcel of land on the Diagram is marked with its description.
- ❑ All Sections (except Fractional Sections) are supposed to contain 640 acres, and even though mistakes have been made in surveying, as is frequently the case, making sections larger or smaller than 640 acres, the Government recognizes no variation, but sells or grants each regular section as containing 640 acres "more or less."
- ❑ The Government Surveyors are not required to subdivide sections by running lines within them, but they usually establish Quarter Posts on Section Lines on each side of a section at the points marked A. B. C. and D. on **Diagram 5**. After establishing Township corners, Section Lines are the next to be run, and section corners are established. When these are carefully located the Quarter Posts are located at points as nearly equidistant between Section Corners as possible. These corners when established by Government Surveyors cannot be changed, even though it is conclusively shown that mistakes have been made which cause some sections or quarter sections to be either larger or smaller than others. The laws, however, of all the States provide certain rules for local surveyors to follow in dividing Sections into smaller parcels of land than has been outlined in the Governmental surveys. For instance, in dividing a quarter section into two parcels, the distance between the Government Corners is carefully measured and the new post is located at a point equidistant between them. This plan is followed in running out "eighties," "forties," "twenties," etc. In this way, if the Government division overruns or falls short, each portion gains or loses its proportion. This is not the case, however, with Fractional Sections along the North or West sides of a Township; or adjoining a lake or large stream.
- ❑ **Aliquot** - a quantity that can be divided into another a whole number of times (mathematical definition)





## TVB Land Patent - 341

*Witness* *Thomas V. Barrett, of Randolph County,*

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*Graduation Certificate*  
No. 20, 687

THE UNITED STATES OF AMERICA, *E*

To all to whom these presents shall come, Greeting:

Whereas *Thomas V. Barrett, of Randolph County,*  
*Alabama,*

has deposited in the GENERAL LAND OFFICE of the United States a Certificate of THE REGISTER OF THE LAND OFFICE at *Centerville,* whereby it appears that full payment has been made by the said

*Thomas V. Barrett,* according to the provisions of the Act of Congress of the 24th of April, 1820, entitled "An act making further provision for the sale of the Public Lands," for the south west quarter of the north East quarter of section twenty, in Township twenty, of Range thirteen, in the district of lands subject to sale at *Centerville, Alabama,* containing forty acres, and nine hundredths of an acre,

according to the official plat of the Survey of the said Lands, returned to the General Land Office by the SURVEYOR GENERAL, which said tract has been purchased by the said *Thomas V. Barrett;*

NOW KNOW YE, That the

United States of America, in consideration of the premises, and in conformity with the several acts of Congress in such case made and provided, HAVE GIVEN AND GRANTED, and by these presents DO GIVE AND GRANT, unto the said

*Thomas V. Barrett,*  
and to *his* heirs, the said tract above described: To have and to hold the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said

*Thomas V. Barrett,* and to *his* heirs and assigns forever.

In Testimony Whereof, I, *James Buchanan,*  
PRESIDENT OF THE UNITED STATES OF AMERICA, have caused these Letters to be made PATENT, and the SEAL of the GENERAL LAND OFFICE to be hereunto affixed.

GIVEN under my hand, at the City of Washington, the *five* day of *February,*  
in the year of our Lord one thousand eight hundred and *eighty* and of the  
INDEPENDENCE OF THE UNITED STATES the *eighty* month,



BY THE PRESIDENT:

By

*James Buchanan,*  
*J. A. Leonard,* Secretary.

*J. D. Granger,* Recorder of the General Land Office.

## TVB Land Patent - 72

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*Graduation*  
*616*  
**CERTIFICATE**  
 No. *26,715* }  
 THE UNITED STATES OF AMERICA, *E*

To all to whom these presents shall come, Greeting:

Whereas *Thomas C. Barrett of Randolph County, Alabama*

has deposited in the GENERAL LAND OFFICE of the United States, a Certificate of the REGISTER OF THE LAND OFFICE at *Wisdom* whereby it appears that full payment has been made by the said

*Thomas C. Barrett*

according to the provisions of the

Act of Congress of the 24th of April, 1820, entitled "An act making further provision for the sale of the Public Lands," for

*the North Half of the South East quarter of Section Twenty in Township twenty of Range Section in the District of Land subject to Sale at Public, Alabama, containing eighty acres and five hundredths of one acre.*

according to the official plat of the Survey of the said Lands, returned to the General Land Office by the SURVEYOR GENERAL, which said tract has been purchased by the said *Thomas C. Barrett*

NOW KNOW YE, That the

United States of America, in consideration of the premises, and in conformity with the several acts of Congress in such case made and provided, HAVE GIVEN AND GRANTED, and by these presents DO GIVE AND GRANT, unto the said

*Thomas C. Barrett*

and to his heirs, the said tract above described: To have and to hold the same, together with all the rights, privileges, immunities, and appurtenances, of whatever nature, thereunto belonging, unto the said

*Thomas C. Barrett* and to his heirs and assigns forever.

In testimony Whereof, I, *James Buchanan*

PRESIDENT OF THE UNITED STATES OF AMERICA, have caused these letters to be made PATENT, and the SEAL of the GENERAL LAND OFFICE to be hereunto affixed.

GIVEN under my hand, at the CITY OF WASHINGTON, the *First* day of *February* in the year of our Lord one thousand eight hundred and *Eighty* and of the INDEPENDENCE OF THE UNITED STATES the *Eighty fourth*

BY THE PRESIDENT. *James Buchanan*

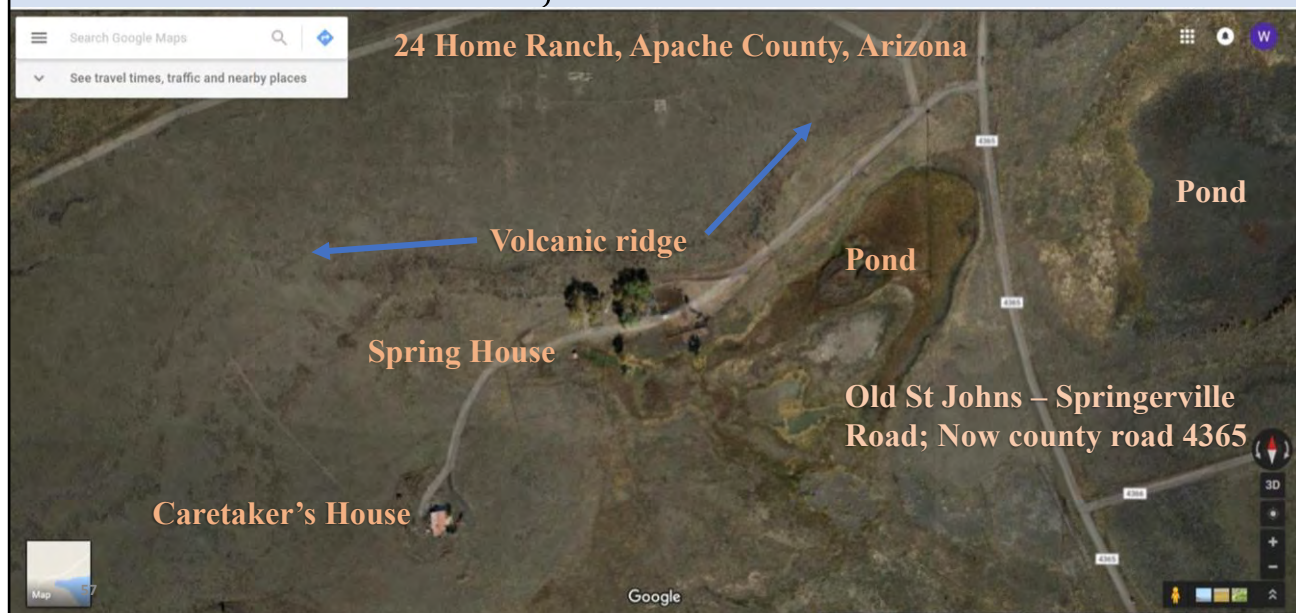
By *A. G. Leonard*

Secretary.



*A. H. Granger* Recorder of the General Land Office.

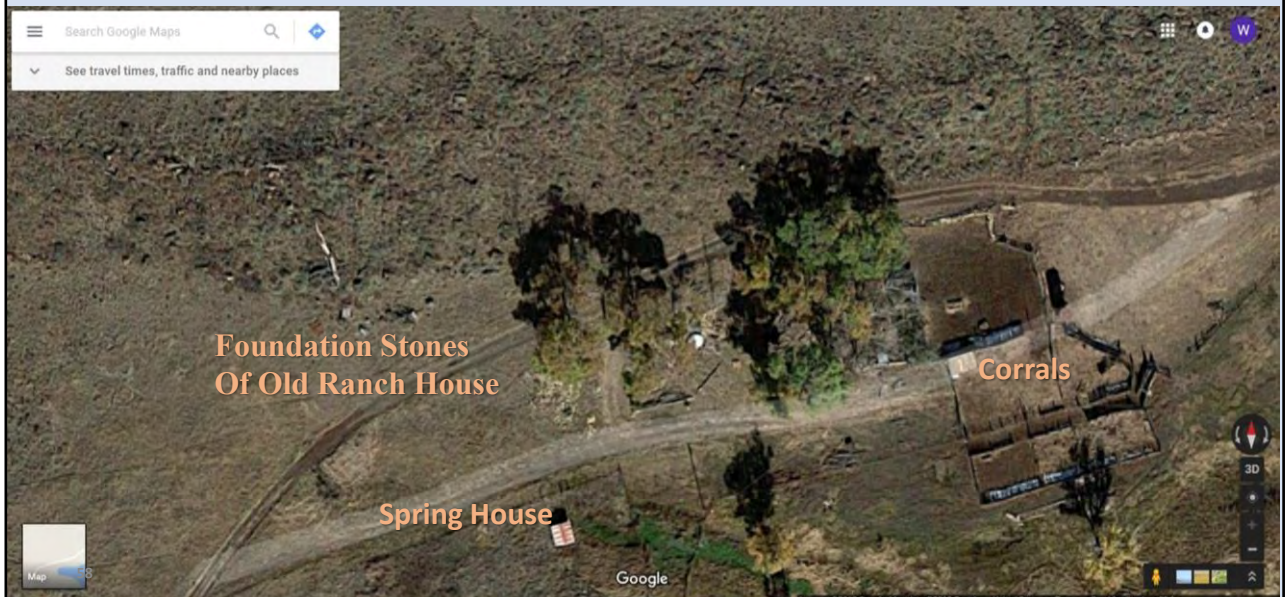
## 24 Home Ranch, Satellite View about 2014



- ☐ In 2019, the last time I was at the ranch, the pond on the east side of the road was totally dry and the pond on the west side of the road had a little water.
- ☐ In past years, I have seen the west pond full and water running across the county road to the east pond.
- ☐ The spring still supplies water to the caretaker's house, but its output is apparently very dependent on the amount of rain in this volcanic terrain.
- ☐ The volcanic ridge is about 30 feet higher than the land to the south and makes a good windbreak for the buildings and the corrals. Or rather, where the buildings used to be.
- ☐ The original road from Springerville to St Johns runs as shown on the boundary of the 24 Home Ranch.
- ☐ We believe it was a stage stop in the old days.
- ☐ I have not yet been able to verify that belief.
- ☐ Logically, it is the best water source between the two towns and is about halfway between them.



## 24 Home Ranch, Satellite View about 2014



- ☐ The current owner has allowed us to visit the property and is very interested in the history of the 24 Ranch.
- ☐ We always check in with the caretaker when we arrive on the property.
- ☐ He is a former guard from the Arizona prison about halfway between the 24 Ranch and St Johns
- ☐ He is always armed when he comes out of the house
- ☐ He and my gun-nut nephew are real buddies

## Legal Land Descriptions of the 24 Ranch

- ☐ **Green Spot, La Cienaga – West, La Cienaga – East, Home Ranch, Lum Anderson Place, Mud Springs, Coyote Creek**
- ☐ **The legal land descriptions of all these properties are below on the notes page.**
- ☐ **I use the “Lum Anderson Place” as my example for land documents, not because it was the first, or the largest, or the best, but because I have inherited the most complete set of documents for this property.**
- ☐ **Lum Anderson Place: NW1/4 of the SE1/4 of Section 1 Township 10N Range 28E of the Gila-Salt River Meridian, Apache County, Arizona**
- ☐ **The map on the wall shows the land parcels of the 24 Ranch**
- ☐ **The Lum Anderson Place is on the far right in the area called Richville.**
- ☐ **Richville was a long series of farms along the Little Colorado River about halfway between Springerville and St Johns.**
- ☐ **My Great-grandfather, John F. Sherwood, had a farm there.**

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### Legal Land Descriptions of the 24 Ranch: south to north

- ☐ Green Spot: SW1/4 of the NE1/4; NW1/4 of the SE1/4; S1/2 of the NW1/4 and N1/2 of the SW1/4 of Section 8 Township 9N Range 28E of the Gila-Salt River Meridian, Apache County, Arizona
- ☐ La Cienaga – West: SE1/4 of Section 8 Township 10N Range 28 E of the Gila-Salt River Meridian, Apache County, Arizona
- ☐ La Cienaga – East: SW1/4 of Section 9 Township 10N Range 28E of the Gila-Salt River Meridian, Apache County, Arizona
- ☐ Home Ranch: SE1/4 of Section 6 Township 10N Range 28E of the Gila-Salt River Meridian, Apache County, Arizona
- ☐ Lum Anderson Place: NW1/4 of the SE1/4 of Section 1 Township 10N Range 28E of the Gila-Salt River Meridian, Apache County, Arizona
- ☐ Mud Springs: NE1/4 of the SE1/4 of Section 9 Township 11N Range 27E of the Gila-Salt River Meridian, Apache County, Arizona
- ☐ Sold 1886: Coyote Creek: SE1/4 of the SW1/4 and SW1/4 of the SE1/4 of Section 6, Township 9N, Range 30E AND N1/2 of the NE1/4 of Section 7, Township 9N, Range 30E of the Gila-Salt River Meridian, Apache County, Arizona

# Geographic Information System (GIS)

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- ❑ Where did I get the plat map on the last slide?
- ❑ A geographic information system (GIS) is a system that creates, manages, analyzes, and maps all types of data.
  - ❖ GIS connects data to a map, integrating location data (where things are) with all types of descriptive information (what things are like there).
  - ❖ This provides a foundation for mapping and analysis that is used in science, industry, and land records.
  - ❖ GIS helps users understand patterns, relationships, and geographic context.
- ❑ Many counties use GIS to create the plat maps and much, much more information about the land parcels.
- ❑ Randolph County, Alabama; Apache County, Arizona; Sante Fe County and Torrance County, New Mexico use GIS to plot all information about the land.

<https://www.esri.com/en-us/what-is-gis/overview>



## Apache County GIS Department

- ☐ The Geographic Information System (GIS) Department operates under the Apache County Engineering Department to oversee the maintenance, development, and administration of all geographic information within Apache County.
- ☐ Thousands of different layers to the GIS maps specified by the county
- ☐ So, there are more layers than I can calculate without finding my old Statistics and Permutations textbook.
- ☐ Many thousands of different combinations of information to map together
- ☐ The map I showed has about 7 layers
- ☐ Used parcel numbers to located current owners, recent ownership changes (back to 1983), assessments, and taxes.

<https://www.apachecountyaz.gov/County-Maps>

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- ☐ Layers used on map
  - ❖ Land ownership
  - ❖ Townships
  - ❖ Sections
  - ❖ Parcels numbers
  - ❖ Highways
  - ❖ County Roads
  - ❖ Forest service roads
- ☐ Many of the 50 principal layers have many sublayers

## 24 Home Ranch – GIS Data

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- ☐ **Category: Private land**
- ☐ **Location: longitude -109.398, latitude 34.284 degrees**
- ☐ **Current owner: J Albert Brown**
- ☐ **Parcel number: 108-05-001 (this is number you click on map to find the rest of the data)**
- ☐ **Account number: R0021735 (tax account)**
- ☐ **Land Description: Section 6, Township 10N, Range 28E**
- ☐ **Treasurer for tax records (\$381.00 for 2022)**
- ☐ **Assessor link for assessment records ( actual value, assessed value, property codes)**

Property codes: agricultural real property (160 acres), rental residential (caretakers house)

## Lum Anderson Place History: Abstract of Title

- ☐ **Homestead - 15 September 1891: patent awarded to Columbus Anderson**
- ☐ **Warranty Deed – 3 August 1889: Columbus Anderson to John Swinburne, \$550.00**
- ☐ **Tax Deed - 17 April 1897: Apache County sold land to Pratt & Becker Brothers due to unpaid taxes for the year 1896. \$6.35 plus \$9.35 due**
- ☐ **Warranty Deed – 13 January 1903 from Pratt and Becker to Grandfather Henry Barrett, for \$50.00**
- ☐ **Distribution of Estate – 3 May 1904; ½ to Grandmother, widow of Henry Barrett and ¼ each to Henry S. Barrett, son, and John V. Barrett, son; in trust to Maud R. Barrett**
- ☐ **Quit Claim Deed – 9 November 1922 from Maud R. Danley and her husband J. L. Danley to Henry S. Barrett and John V. Barrett.**
- ☐ **Degree of Final Distribution of Estate – 18 February 1924 for John V. Barrett**

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- ☐ The abstract of Title was prepared by a Title Company for the final distribution of the estate of Henry Barrett (1857-1903) when my father reached his majority in 1924
- ☐ Homestead: Patent signed by President Benjamin Harrison; United States General Land Office (GLO), Prescott, AZ land office. 40 acres
  - ❖ Certified copy of Patent with seal and stamp of GLO dated 26 July 1924
  - ❖ Recorded in Book 3 of Patents, page 321, Apache County, 7 August 1924, at request of Uncle Henry S. Barrett
  - ❖ He and my father inherited the property in February 1924; they apparently wanted to make sure all the land was legally recorded
- ☐ Warranty Deed: recorded 13 August 1889, Book 5 of Deeds, page 58-59, Apache County
- ☐ Tax Deed: recorded 9 June 1898 in Vol No. 9 of deeds, page 343, Apache County
- ☐ Warranty Deed: recorded 5 February 1903 in Book 10 of deeds, page 316, Apache County
- ☐ Distribution of Estate: recorded 4 May 1904 in Book No. 2 of N.A.R.E., Page 278-82, Apache County, at request of Maud R. Barrett
- ☐ Quit Claim Deed: recorded 25 July 1924 in Book No. 3 of N.A.R.E., Page 329 et.seq. Henry S. Barrett having reached his majority
- ☐ Degree of Distribution of Estate: John V. Barrett having reached his majority.
- ☐ There had to have been the same kind of abstracts for the other 5 ranch properties.
- ☐ Only this one survived the next 80 years until I inherited all the old documents from Uncle Henry in 1984.